



## Forde Park, Newton Abbot

3x 3x

ENERGY RATING D59

- Video Walk-through Available
- Mid-Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen & Bathroom
- Garage in a Block
- Courtyard Gardens
- Forde Park Address
- Tucked Away Location
- Highly Regarded Location

**Guide Price:**  
**£300,000**  
FREEHOLD

13, Broadmeade Court, Forde Park, Newton Abbot, TQ12 1DN



## 13, Broadmeade Court, Forde Park, Newton Abbot, TQ12 1DN

A spacious mid terraced home located in a small select cul-de-sac within the desirable Forde Park area of Newton Abbot. The well-proportioned accommodation boasts three double bedrooms, a large lounge/dining room, kitchen, bathroom and cloakroom/WC. Electric heating and double glazing are installed and outside there is an enclosed courtyard garden and garage. Viewings come highly recommended to appreciate the location and accommodation on offer.

Broadmeade Court is situated in a private cul-de-sac off Forde Park which is a highly sought after area a stone's throw from Forde Park which is an open grassed area with tennis courts and bowling green. Newton Abbot town centre is a short walk away with a wide selection of shopping and leisure facilities and has a mainline railway station with express link to the capital. Further excellent communication links include the A380 dual carriageway (approximately 1/2 mile away) to Exeter and the M5 beyond and the A38 Devon Expressway (4 miles away) to Plymouth and Exeter.

### **The Accommodation:**

A composite entrance door and porch with multi obscure glazed door to entrance hallway with stairs to first floor, storage cupboard under and further cupboard. Cloakroom/WC with low-level WC, wash basin and obscure glazed window. From the hallway multi obscure glazed double doors lead to the lounge with walk-in window to front, feature tiled fireplace, night storage heater and archway to the dining room with window to rear, night storage heater and serving hatch to the kitchen. The kitchen has a range of wall and base units with roll edge work surfaces, splashback, inset single drainer sink unit. Built-in oven and hob, space for fridge/freezer, window and door to outside.

On the first floor the landing has a cupboard and access to loft. Bedroom one has a window to front, a range of built-in wardrobes and night storage heater. Bedroom two has a window to rear, range of built-in wardrobes and night storage heater. Bedroom three has a window and night storage heater. The bathroom suite comprises a panelled bath with shower over, screen and tiling surround, low level WC, pedestal wash basin, heated towel rail and window.

### **Outside:**

Outside to the front there is a small crazy paved area with path to front door. The rear courtyard garden is enclosed and paved with gate to garage area.

### **Parking:**

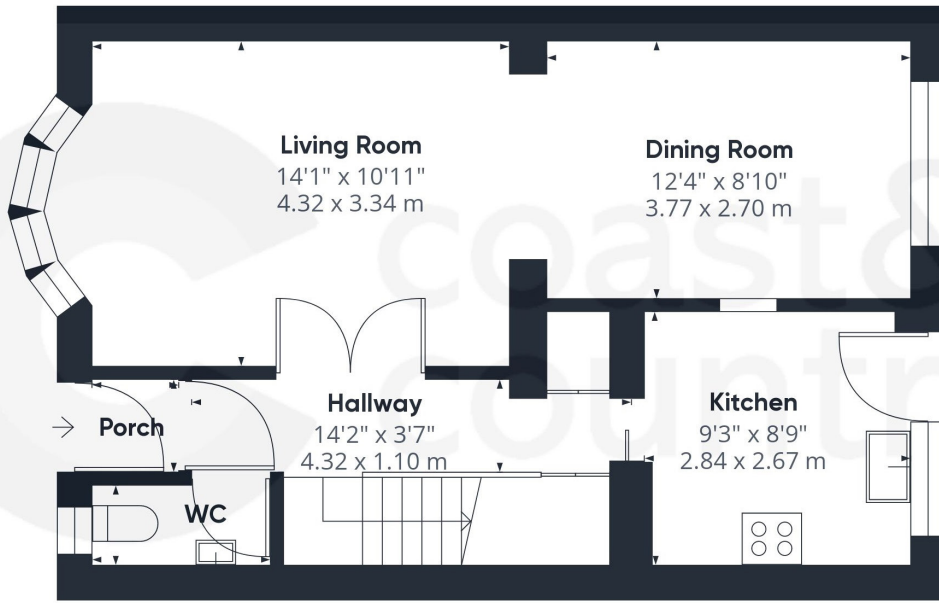
Single garage in a block with metal up and over door.

### **Directions:**

From the Penn Inn Roundabout heading into Newton Abbot stay on the left-hand lane on Torquay Road, once over the railway line take the second left onto Forde Park. At the top of the road turn left and Broadmeade Court is immediately on the right.



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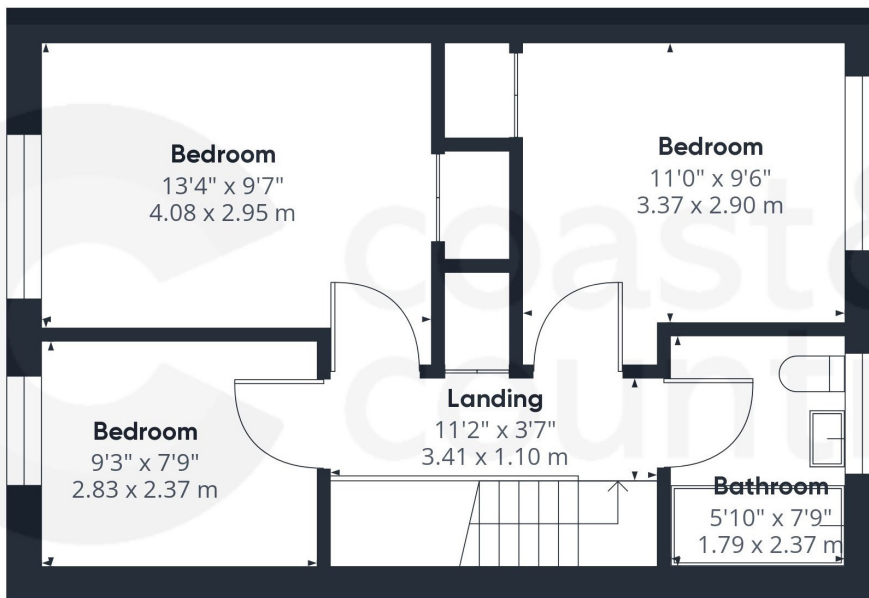


Ground Floor

**Approximate total area**  
929.39 ft<sup>2</sup>  
86.34 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1

## Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Service Charge: Currently approximately £759.88 (From draft budget Feb 24-Feb 25, subject to change). To include upkeep of the private road, grounds and lighting on the road.

Review Period: Annually

Mains water. Mains drainage. Mains electricity.

The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.