



Newton Abbot

2x  1x 

ENERGY RATING B85

- Virtual Tour Available
- Modern First Floor Apartment
- 2 Double Bedrooms
- Open Plan Lounge/Kitchen
- Family Bathroom
- Allocated Parking Space
- Communal Gardens
- Ideal First Home or Buy to Let

Guide Price:
£175,000
LEASEHOLD

43 Betony Drive, Newton Abbot, TQ12 1UA

A modern, first floor, two-bedroom purpose-built apartment situated on the fringes of Newton Abbot. With allocated parking and wrap around communal gardens, this property would be ideal for a first-time buyer, investor, second home owner or those looking to downsize.

Accommodation:

Entering the property from the internal communal hallway, you are greeted by the wide entrance hallway which is carpeted and decorated in light tones. In front of you is a double door cupboard providing useful storage. The main bedroom is the first on the left, this is an excellent sized room with ample space for double bed, bedside cabinets, wardrobes and a dressing area. The room has a view overlooking the communal grounds which provides the room with ample natural light. Next to this bedroom is the second bedroom, a smaller but still well-proportioned double bedroom which is square in shape, carpeted and enjoying the same views as the main bedroom. Opposite the two bedrooms is the family bathroom with lino flooring, shower above the bath, WC and basin. The large lounge/kitchen/diner is an all-in-one space at the end of the corridor and enjoys a double-aspect with three large windows providing excellent light and far-reaching views. The kitchen area in this space has a good amount of storage and worktop space along with a built-in electric oven and gas hob. There

is space for a washing machine and fridge/freezer as well as table and chairs.

Outside:

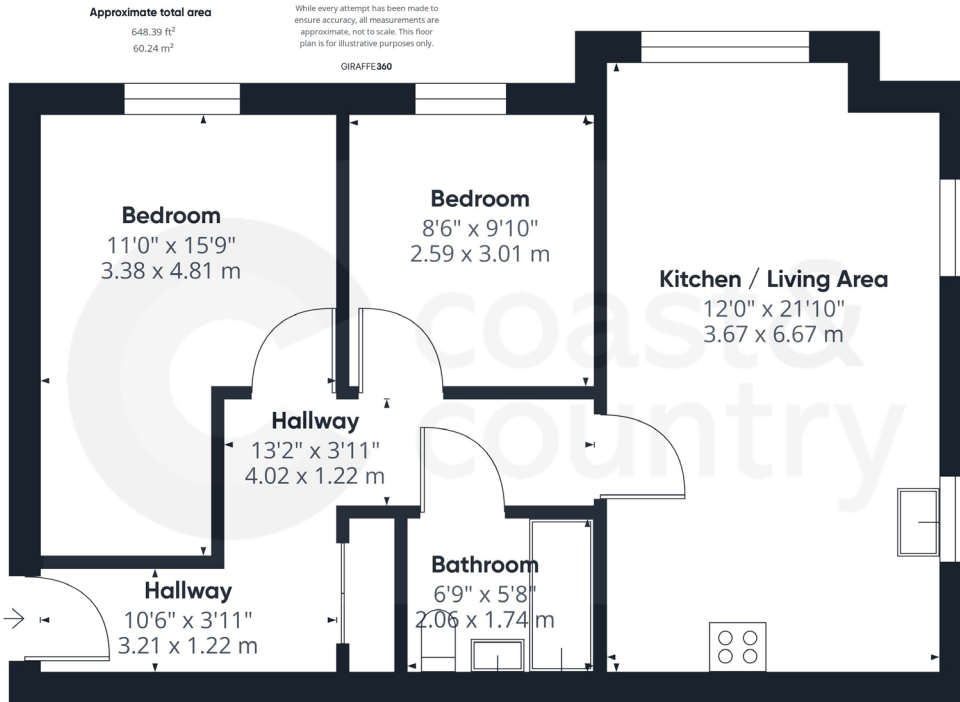
Communal gardens, bike store and bin store.

Parking:

There is an allocated parking space and visitor parking is available.

Directions:

From Newton Abbot Exeter Road roundabout take the A383 Ashburton Road, passing Coombeshead Academy on the right. Continue along A383 passing Mile End Garage on the right hand side. At the new roundabout turn right into Buttercup Way and then take the first right into Bugle Place. Turn left into Spurge Road and then take the first right into Betony Drive.



Agents Notes:

Council Tax: Currently Band A

Tenure: Leasehold

Lease: 125 years from 1/1/2020

Service Charge/Ground Rent: Currently £150 pcm

Review Period: Annually in January

Mains water. Mains drainage. Mains electricity. Mains gas.

Floor Plans - For Illustrative Purposes Only

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.

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		