



Hometeign House, Newton Abbot

1x 1x

ENERGY RATING B82

- Virtual Tour Available
- First Floor Apartment
- 1 Double Bedroom
- Lounge & Kitchen
- Shower/Wet Room
- Communal Facilities
- Views of Osborn Park
- On the Level for Town

Guide Price:
£75,000
LEASEHOLD

20 Hometeign House Salisbury Road, Newton Abbot, TQ12 2TE

Light and airy first floor retirement apartment situated in sought-after Hometeign House. This popular residence is located just off The Avenue, a level walk from Newton Abbot's vibrant and bustling town centre with its wide range of shops and businesses, as well as the bus station and mainline railway station.

Accommodation:

Ideal for buyers seeking a low maintenance home and looking to relax and enjoy life. With open views over the beautifully maintained communal gardens and neighbouring Osborn Park, you can watch the world go by in comfort. Accessed either by stairs or lift from the impressive communal entrance with security entry intercom for your peace of mind. Whilst offering completely self-contained accommodation including: an entrance hall, sitting room with arch, modern kitchen, double bedroom with fitted wardrobes and modern refurbished shower room/WC, residents of this development also have use of a wide range of communal facilities including: car park, beautiful gardens, guest suite and large communal lounge where

regular meetings and activities are held. There is also resident manager for additional peace of mind at this development with a reputation for a congenial atmosphere.

Directions:

From the Coast & Country offices in Queen Street. Turn right into Lemon Road. Turn right into Lemon Place. Turn left onto the Avenue (B3195). Take the third right into Templers Road and then take the second right to find Hometeign House.



Agents Notes:

Council Tax: Currently Band A

Tenure: Leasehold

Lease: 99 years from 1/9/1984

Age Restriction: Minimum age when sharing with someone who is over 60 is 55.

Minimum age for single occupancy is 60.

Service Charge: £3,471.22 per annum (up until 29/2/24)

Review Period: Annually in March

Ground Rent: Currently Approximately £450 per annum

Mains water. Mains drainage. Mains electricity. Night storage heating.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	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.