



Hometeign House, Newton Abbot

1x 1x

ENERGY RATING C80

- Virtual Tour Available
- First Floor Retirement Flat
- 1 Double Bedroom
- Lounge/Diner
- Modern Kitchen & Shower Room
- Popular Development
- Over 60s
- Communal Facilities

Guide Price:
£90,000
LEASEHOLD

Flat 35, Hometeign House, Salisbury Road, Newton Abbot, TQ12 2TE

A modernised one bedroom first floor retirement apartment in popular Hometeign House. Exclusively for the over 60s, this apartment is very well-presented throughout and early viewings come recommended.

Accommodation:

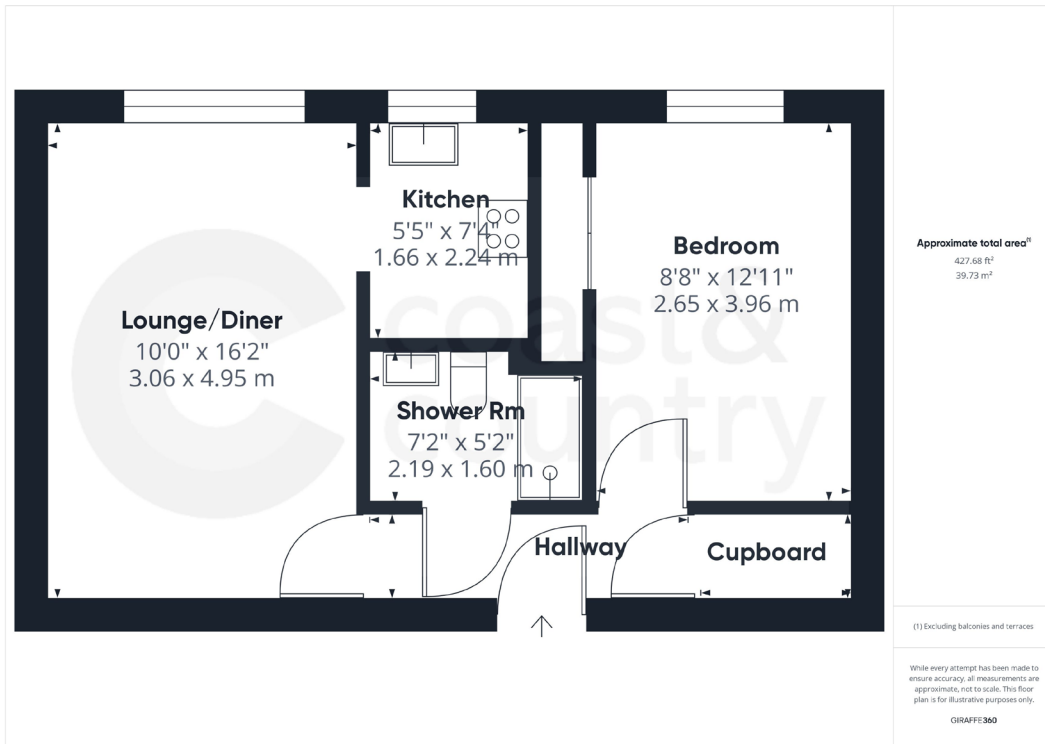
Entering the property, you are greeted with a hallway which, like the whole property has been decorated in neutral colours and fresh carpets. This hallway provides access to the spacious lounge diner to one end, a square room with large window overlooking the front of the development. Off the lounge/diner is the kitchen, installed in approximately 2018, which has been fitted with good worktop and storage space. The kitchen is a light green colour with wood-effect surfaces with sink under the window and being very well-presented. From the hall is access to the modern shower room with a large walk-in electric shower, WC and basin. To the other end of the property is the bedroom which is an excellent size double with built-in cupboard, and window overlooking the front of the development. Lastly, off the hallway is a large storage cupboard.

Communal Spaces:

The complex benefits from communal facilities including a residents' lounge, laundry room and well-tended gardens.

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 - 99 years from 1/9/84

Service Charge: Currently approximately £3,400 per annum, paid in 2 instalments.

Ground Rent: Currently approximately £500 per annum, paid in 2 instalments.

Review Period: Annually in March

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

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

Energy Performance Certificate:

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