



Newton Abbot

2x 1x

ENERGY RATING B84

- Virtual Tour Available
- Smart First Floor Apartment
- 2 Bedrooms
- Open Plan Living Space/ Kitchen
- Family Bathroom
- Allocated Parking Space
- Popular Development
- Ideal First Home or Buy to Let

Guide Price:
£175,000
LEASEHOLD

51 Betony Drive, Newton Abbot, Devon, TQ12 1UA - Draft

A smartly presented and spacious purpose-built second floor two-bedroom apartment in a popular cul-de-sac in the highly sought-after Hele Park development. With allocated parking and being beautifully presented, this property will be perfect for first time buyers or investors.

Betony Drive is situated on the fringes of Newton Abbot within Hele Park which is a popular development with easy access to the A38 Devon Expressway and local primary and secondary schools. There is a small parade of shops on the development including a Co-op, Fish and Chip shop, and a veterinary practice. There is a regular bus service into Newton Abbot, which is a thriving market town with a vibrant high street, a wide range of shopping, business and leisure facilities and a mainline railway station.

Accommodation:

A communal entrance with secure door entry system and stairs leading to the second floor with flats own entrance door and hallway with double storage cupboard. The lounge/kitchen is open plan, light and airy with large window to side and further windows to rear. The kitchen is fitted with a modern range of wall and base units with work surfaces, matching splashback, inset single drainer sink unit, built in oven and hob, space for fridge/freezer and space and plumbing for washing machine. Bedroom one has a window to side with wardrobe recess and bedroom two has a window to side and the bathroom has a modern white suite comprising panelled bath with mixer tap/shower attachment over with tiling to surround and screen, low level WC, pedestal wash basin and radiator.

Outside:

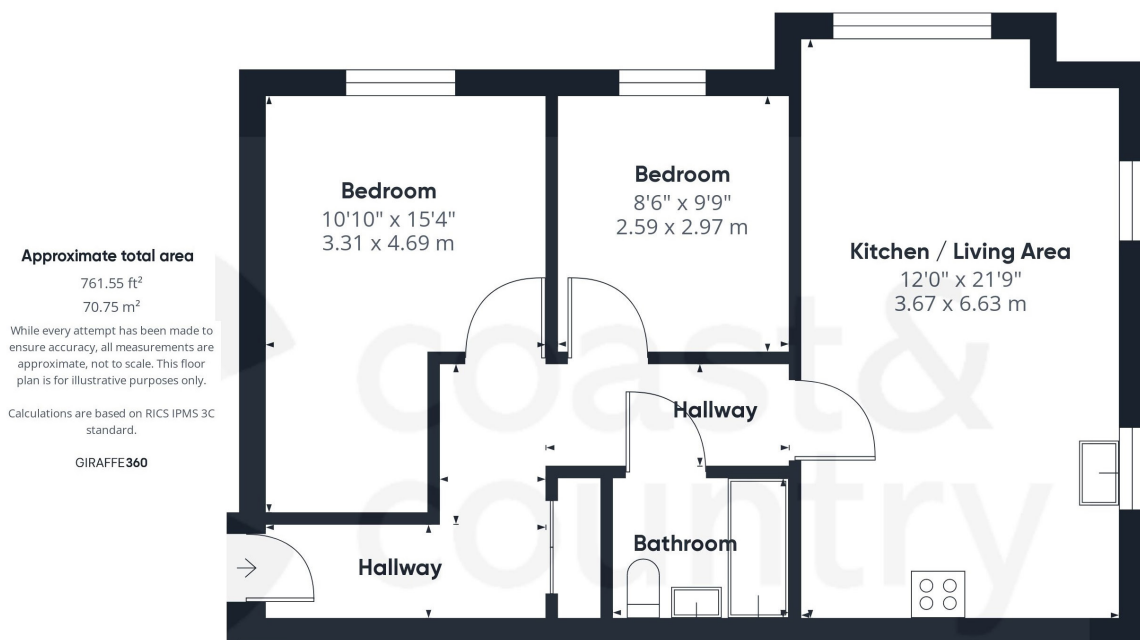
Communal gardens, bike store and bin store.

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.



Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes:

Council Tax: Currently Band B.

Tenure: Leasehold.

Lease: 125 years from 01/01/2020.

Service Charge: Currently approximately £1371.22 per annum.

Review Period: Annually.

Ground Rent: Currently £150 per annum (August 2024).

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

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.