



Forde Park, Newton Abbot

2x  1x 

ENERGY
RATING
C77

- Virtual Tour Available
- Spacious Apartment
- 2 Double Bedrooms
- Good-Sized Lounge

- Kitchen and Bathroom
- 1 Allocated Parking Space
- 990 Year Lease
- Sought-After Location

Guide Price:
£200,000
LEASEHOLD

Flat 7, Forde Villa, 4 Forde Park, Newton Abbot, TQ12 1DE

Situated in an enviable position overlooking the renowned Forde Park we are pleased to market this spacious and well-presented apartment which benefits include a modern kitchen and bath/shower room, two double bedrooms and a light and airy lounge. Gas central heating and wood framed double glazing are installed and outside there is an allocated parking space. The property will appeal to a wide range of buyers looking for a spacious, well-presented and easy to maintain home in a desirable location with lovely views.

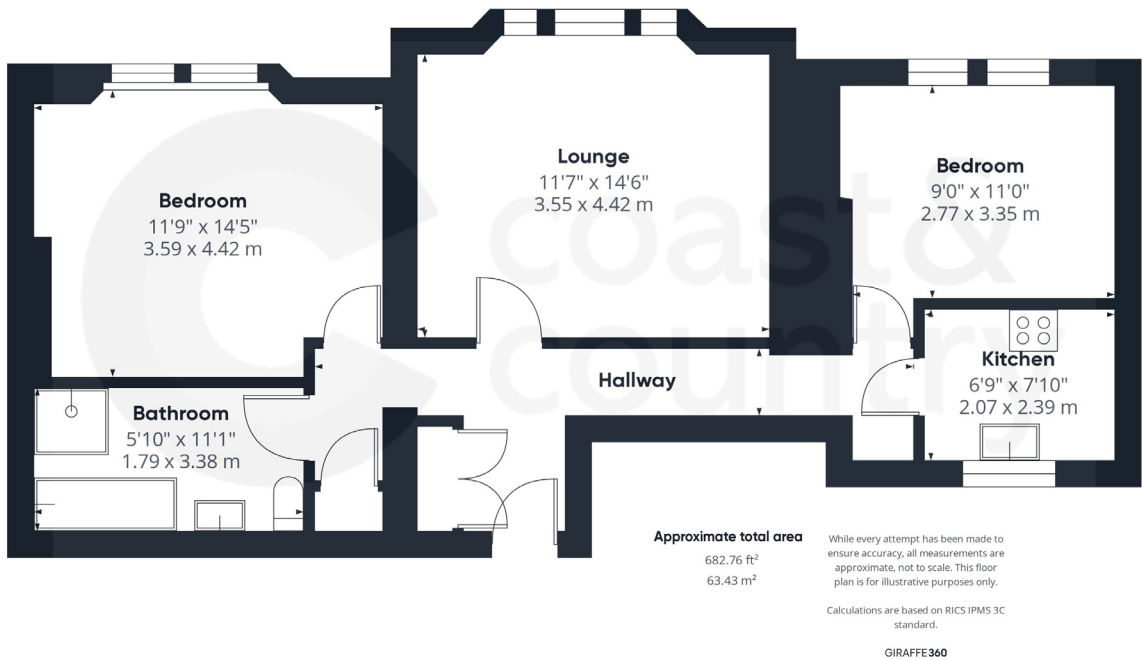
The apartment is situated in a highly sought-after location overlooking Forde Park which is an open grassed area with tennis courts, bowling green and small café. Newton Abbot town centre is a short walk away with a wide selection of shopping and leisure facilities and has a mainline railway station 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.

Accommodation: The communal entrance with door intercom system and stairs lead to the first floor where a door leads to a landing area shared with one other apartment and the flat's own entrance door and hallway with double storage cupboard and further cupboard. The lounge is a bright and airy room with three wood framed double glazed sash windows with pleasant outlook over Forde Park and wall lights. The kitchen is fitted with a modern range of wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, built-in oven and hob, fridge/freezer, dishwasher and washing machine, cupboard housing wall mounted gas boiler, tiled flooring and a wood framed double glazed sash window enjoying pleasant views. There are two double bedrooms, both with wood framed double glazed sash windows overlooking the park. There is a modern bath/shower room with underfloor heating and a white suite

comprising panelled bath with mixer tap/shower attachment, screen and tiling to surround, corner shower cubicle, low level WC, wash basin, heated towel rail and tiled flooring.

Outside: Outside, the apartment boasts an allocated parking space within the car park at rear. Communal bin/recycling store.

Directions: Penn Inn roundabout at Newton Abbot following lane for Totnes. Take the second left into Forde Park (passing Abbotsbury School and the tennis courts on the left). Turn left and then left again. The driveway leading to the property can be found on the right hand side.



Agents Notes:

Council Tax: Currently Band B
Tenure: Leasehold
Lease: 999 years from 1/1/2016
Service Charge: Currently £85 pcm
Review Period: Annually
Ground Rent: £250 per annum
Mains water. Mains drainage. Mains gas. Mains electricity.
The property is in a conservation area.
No pets.
Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	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.