



## Newton Abbot

2x  1x 

ENERGY  
RATING  
D68

- Virtual Tour Available
- Spacious Ground Floor Apartment
- 2 Bedrooms
- Living Room and Kitchen/Diner
- Modern Shower Room

- Driveway Parking
- Resident Permit Parking
- Courtyard Garden to Rear
- Close to Amenities
- Ideal First Home

**Guide Price:**  
**£140,000**  
LEASEHOLD

# Ground Floor Flat, 29 Prospect Terrace, Newton Abbot, TQ12 2LN

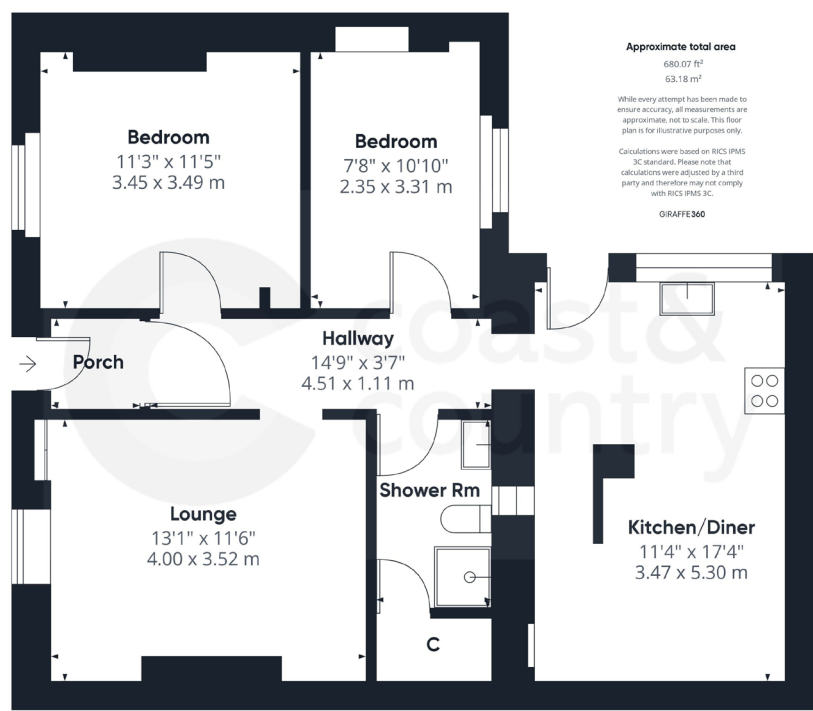
A spacious two-bedroom ground floor apartment boasting driveway parking and a courtyard garden situated just off the town centre. The accommodation offers a lounge with feature fireplace, a large kitchen/dining room, two bedrooms and shower room. Gas central heating and double glazing are installed and outside there is driveway parking which is rare in the town centre along with an enclosed courtyard garden.

Newton Abbot is a popular market town and Prospect Terrace is conveniently situated just off the heart of the town centre, with its wide range of shops, businesses, restaurants and coffee shops. The property is also within walking distance of a school, local parks, the bus station and mainline railway station. The A380 dual carriageway linking Torbay and Exeter (M5 beyond) is approximately ¾ mile away.

**Accommodation:** A composite part double glazed entrance door and porch lead to the hallway. The lounge has a feature fireplace, picture rail and coved ceiling along with a window to front. There is a spacious kitchen/dining room with a range of wall and base units with roll edge work surfaces, tiled splashback, single drainer sink unit, space for appliances, wall mounted gas boiler, window and door to courtyard garden. There are two bedrooms, bedroom one has a feature stone fireplace and window to front and bedroom two has a window to rear. There is also a shower room/WC with shower cubicle, low level WC, wash basin, heated towel rail and storage cupboard.

**Outside & Parking:** Outside to the side of the flat there is a driveway providing off road parking and door leading to an enclosed courtyard garden with outside store. In addition to the driveway parking, residents' on street permit parking is also available.

**Directions:** From the Coast & Country office follow the Queen Street one way system. Take the first left into Prospect Terrace. The property can be found towards the middle of the road on the left hand side. Please note that Prospect Terrace is one way to traffic.



### Agents Notes:

- Council Tax: Currently Band A
- Tenure: Leasehold
- Lease: 120 years from 12/12/1990
- Ground Rent: Currently £50 per annum.
- Service Charge: Split on an as and when basis with the above flat 50/50.
- Review Period: N/A
- Floor Plans - For Illustrative Purposes Only

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	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.