



Haccombe House, Nr Haccombe

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ENERGY
RATING
N/R

- Virtual Tour Available
- Maisonette in Converted Manor House
- 2 Bedrooms
- Dual-Aspect Lounge
- Kitchen/Diner and Utility Room
- Superb Communal Grounds
- Resident and Visitor Parking
- Grade II Listed

Guide Price:
£120,000
LEASEHOLD

14 Haccombe House, Haccombe, Newton Abbot, TQ12 4SJ

There is an ambience of tranquillity and calm as you approach Haccombe House via its long private driveway which is surrounded by fields and enjoys views over the rolling Devon countryside. This stunning Grade II listed manor house was built on the site of an ancient hall and never fails to impress, with its imposing frontage boasting an elegance of charm and sophistication and will make any buyer feel like lord of the manor.

Converted in the 1980s, there are 27 apartments within Haccombe House, and this spacious maisonette is situated to the rear and boasts its own private entrance. With high ceilings and large sash windows, this two-bedroom apartment also benefits from a large open plan reception hallway/kitchen/diner and calor gas central heating. The property would suit a variety of buyers and make an ideal first purchase, investment for letting or second home. This attractively priced home must be viewed to appreciate the idyllic location and accommodation on offer.

Accommodation: A part glazed entrance door leads into a reception hallway/kitchen/dining room which is on two levels and is a spacious open plan room with laminate flooring and stairs to first floor from the reception hallway. Steps lead down to the kitchen/dining room which is fitted with a range of wall and base units with work surfaces, tiled splashbacks, inset sink unit and spaces for appliances along with laminate flooring and storage cupboards. A multi glazed door leads to the utility room and a further door to the bath/shower room with white suite comprising panelled bath, shower cubicle, high level wc and wash basin.

On the first floor the landing leads to two bedrooms and the lounge which is dual-aspect and has a large sash window enjoying a pleasant outlook over the communal garden.

Outside:

Outside there are beautiful communal gardens mainly laid to lawn with picnic area at the front and the rear has a small lawn with flower and shrub borders.

Parking:

There is resident parking and visitor parking.

Directions:

From the Penn Inn roundabout in Newton Abbot, take the Shaldon Road sign posted to Milber and Combeinteignhead. Continue straight ahead at the traffic lights on the road until reaching Netherton. Take the right hand turning sign posted to Haccombe. Follow the lane direct to Haccombe House and the visitors parking area to the development is on the approach to the building on the right hand side.



Agents Notes:

Council Tax: Currently Band B. EPC: Exempt

Lease: 999 years from 1983. Grade II Listed Property.

Service Charges: Currently £219 pcm. Review Period: Annually

Ground Rent: £25 per annum. Services: Mains electricity. Mains water. Mains drainage. Calor gas.

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.