



Haccombe, Nr Newton Abbot

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ENERGY
RATING
N/R

- Virtual Tour Available
- First Floor Apartment
- 1 Double Bedroom
- Grade II Listed Manor House
- Superb Communal Grounds
- Far-Reaching Views
- Resident & Visitor Parking
- Lounge, Kitchen & Bathroom

Guide Price:
£97,500
LEASEHOLD

Flat 20, Haccombe House, Haccombe, Newton Abbot, TQ12 4SJ

Set in the beautiful valley of Haccombe sits Haccombe House, a large Georgian manor house divided into 27 apartments in the late 1980s. This first-floor apartment overlooks the front and thus enjoys superb, far-reaching rural views along the valley. The property is well-presented throughout, boasts electric central heating, secondary glazing and an allocated parking space.

Accommodation:

Entering the apartment, there is an entrance hallway with space for shoes and coats. The bathroom is partially tiled and comprises a white suite of WC, basin and bath with electric shower above. The living room has recently been re-carpeted and boasts high-ceilings along with a large window enjoying those views. The kitchen is a large galley style with spotlight ceiling lights, ample worktop space and storage space with built-in electric oven and hob along with space for fridge/freezer and washing machine. The double bedroom has also been recently re-carpeted and enjoys those same lovely views.

Outside:

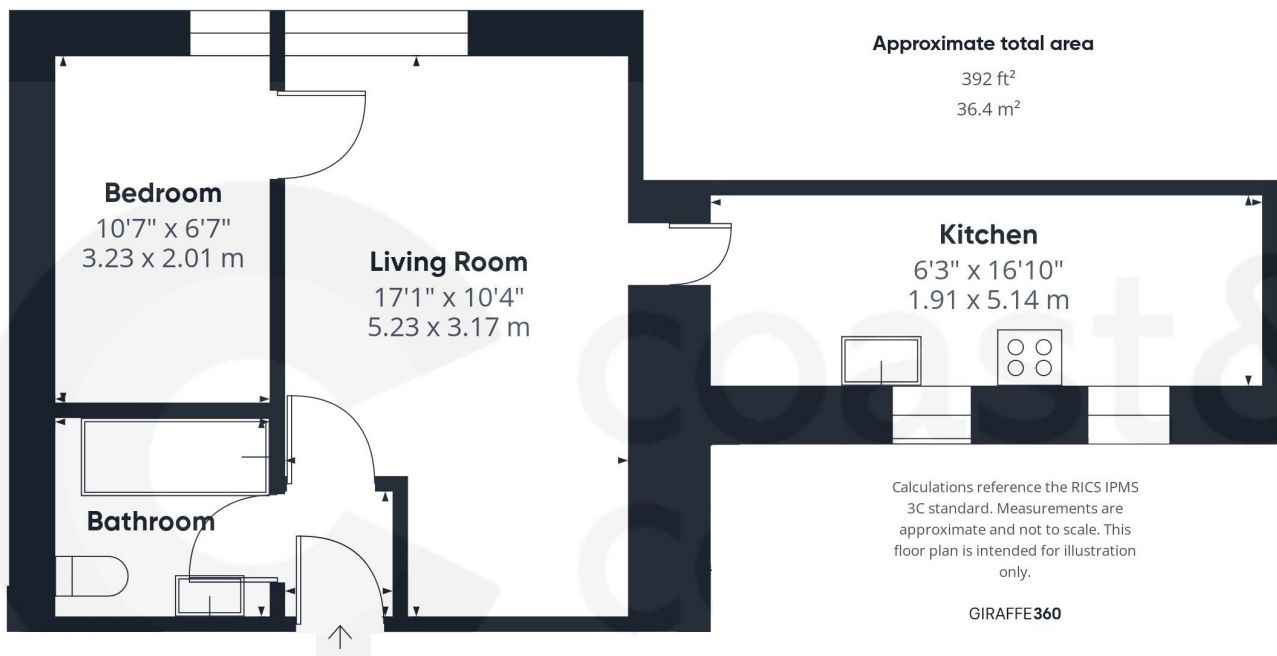
Superb communal grounds

Parking:

The property has an allocated parking space in front of the main house, the development also has guest parking at the end of the communal lawn which again is to the front of the building.

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:

EPC: Exempt as Grade II Listed

Council Tax: Currently Band A

Tenure: Leasehold

Lease: 999 years from 1982

Ground Rent: £50 per annum

Service Charge: Currently £224 pcm

Review Period: Annually

There are some quite large future expenditures planned which will mean substantially higher maintenance charges. These figures are unquantifiable. The managing agents, First Port, may be able to supply current information as this is an ongoing situation.

Mains water. Mains electricity. Private 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 ± 0.1 m. 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.