



Our View “A modern apartment located close to many local amenities ”

A well presented two double bedroom apartment with off road parking located at the popular Lethbridge court development situated on Courtenay park ,Newton Abbot

The accommodation begins with the entrance hallway which provides access to the principal rooms including the living room, where you have a large double glazed window to the side enjoying pleasant views over Newton Abbott and across Courtenay Park, wall mounted heater and access through to the modern kitchen dining room where you have a fitted kitchen comprising a range of matching wall and base level units, stainless steel mixer tap sink and drainer, built in oven with induction hob and extraction hood / light above, integrated fridge freezer and washing machine, wood effect style laminate flooring, wall mounted heater and large double glazed window enjoying a pleasant outlook, from the entrance hallway you have access to the two double bedrooms both of which feature large double glazed windows enjoying pleasant views with the master bedroom featuring built in wardrobes and access to a modern fitted

ensuite shower room comprising low level flush WC, pedestal wash handbasin and corner shower, wood effect style flooring and extractor fan, part tiled walls, dividing the bedrooms in the hallway is a modern fitted bathroom suite comprising low level flush WC, pedestal wash handbasin and panelled bath, part tiled walls with extractor fan, from the entrance hallway you have a useful storage cupboard and airing cupboard housing water cylinder with hatch providing access to the loft space, telephone intercom system, You have an allocated parking space provided.

Lethbridge Court provides very well maintained communal gardens which surround the development, It is a highly sought after and convenient residential location a short distance from the town centre and overlooking Courtenay Park. The town centre with its abundance of shops and leisure facilities is within a short walk and the mainline railway station is close by. There is good access onto the A380 dual carriageway linking the cathedral city of Exeter and Torbay

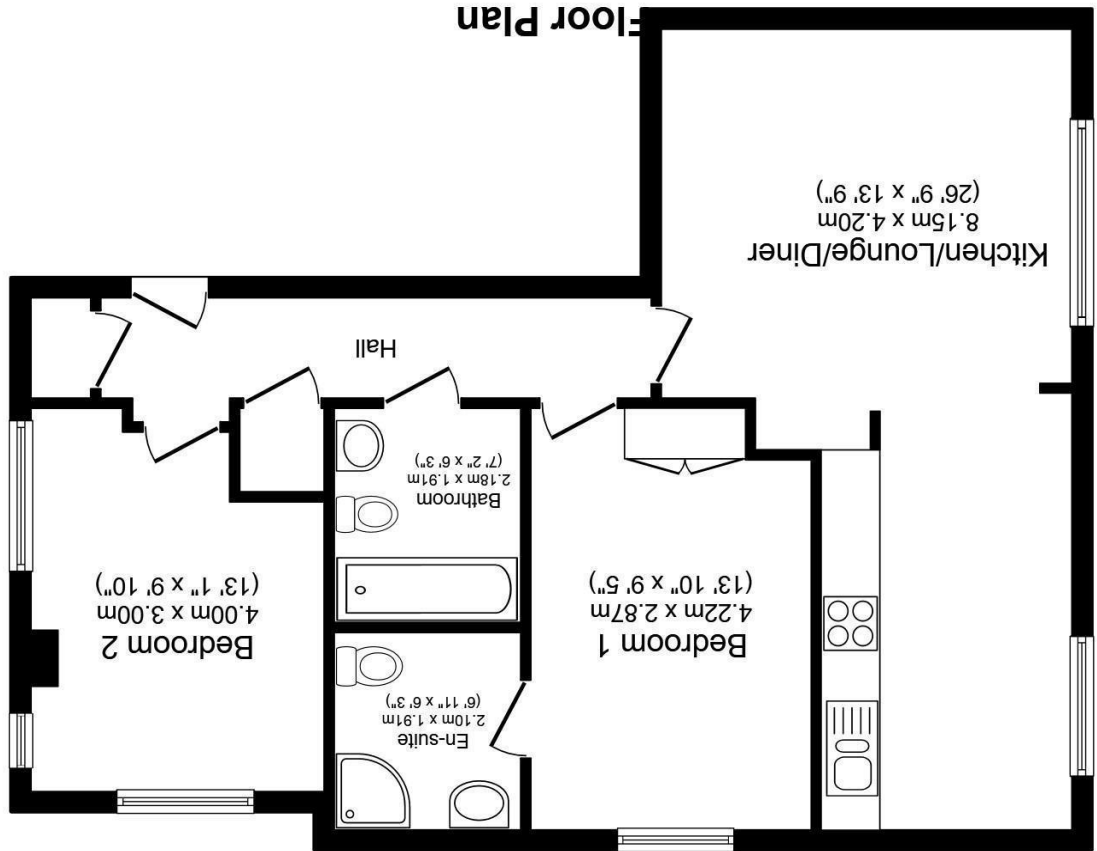
Courtenay park features a fish pond, war museum, band stand, bowls club along with many events throughout the summer.

- Well presented apartment
- Spacious living room
- Kitchen / breakfast room
- Two double bedrooms (master ensuite)
- Family bathroom
- Off road parking
- Pleasant views
- Close to Town center and train station





Total floor area 67.9 sq.m. (731 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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