



The Old Baptist Chapel, East Street, Newton Abbot  
Guide Price £100,000 Leasehold



# No.3 The Old Baptist Chapel, 46 East Street, TQ12 1AQ

A wonderful opportunity to purchase this surprisingly spacious two bedroom apartment in this converted Baptist Chapel located in the heart of the thriving market town of Newton Abbot. An ideal first time or investment buy.

Located on the ground floor and with numerous original features and architectural detailing, this apartment forms part of this stunning building of historical importance. The property comprises of an open plan style lounge, kitchen diner with large stained glass window, two bedrooms and a shower room. Each room retains some of the chapels original features and therefore enjoys a quirky layout due to the buildings original structure. Please note that there is NO parking on site or outdoor space.

Newton Abbot boasts a thriving high street, schooling, leisure facilities and shopping along with excellent transport links via both road and rail with a mainline station providing easy access to the capital. For outdoor lovers, Dartmoor National Park is within easy striking distance as too is the south Devon coastline with its stunning beaches and coves.

## Approach

From East Street, period double timber doors open into the lobby with secure door entry system into the communal hallway with period tiled floor and granite steps. Bin storage area, post boxes and private front door opening to

## Open Plan Lounge Kitchen Diner 20'9" (6.32m) Max x 19'6" (5.94m) Max

Irregular shaped room with maximum measurements used. A beautiful original stain glass window brings in natural light to the side aspect. The lounge has two electric heaters and television aerial point. Wood effect laminate flooring. The kitchen area comprises of a range of base units with roll edge worktops and inset sink unit. Four ring electric hob with extractor canopy above. Security door entry system. Telephone point and wood effect laminate flooring. Door to

## Hall

Wood effect laminate flooring. Doors to;

## Bedroom One 11'3" (3.43m) Max x 10'10" (3.3m) Into Recess

Irregular shape, with maximum measurements used. Original feature stained glass window to the side aspect. Electric heater, borrowed light from hall and wood effect laminate flooring.

## Bedroom Two 12'11" (3.94m) Max x 9'3" (2.82m) Into Recess

Irregular shape, with maximum measurements used. Original feature stained glass window to the side aspect. Electric heater and wood effect laminate flooring.

## Shower Room

Low level flush WC, pedestal wash hand basin with tiled surround, Tiled shower unit with electric shower above. Heated towel rail.

## Agents Note

Due to the restrictions of the conversion and the quintessence nature of the building, the floor plan is for illustration purposes.

Previous rental income of c£625pcm.

There will be a new lease issued as each property sells and this will be 125 years with a monthly charge of £75 which covers service charge, ground rent, maintenance and building insurance. The freehold will then be passed over when all properties have sold giving each flat a share in it. Further details available on request.

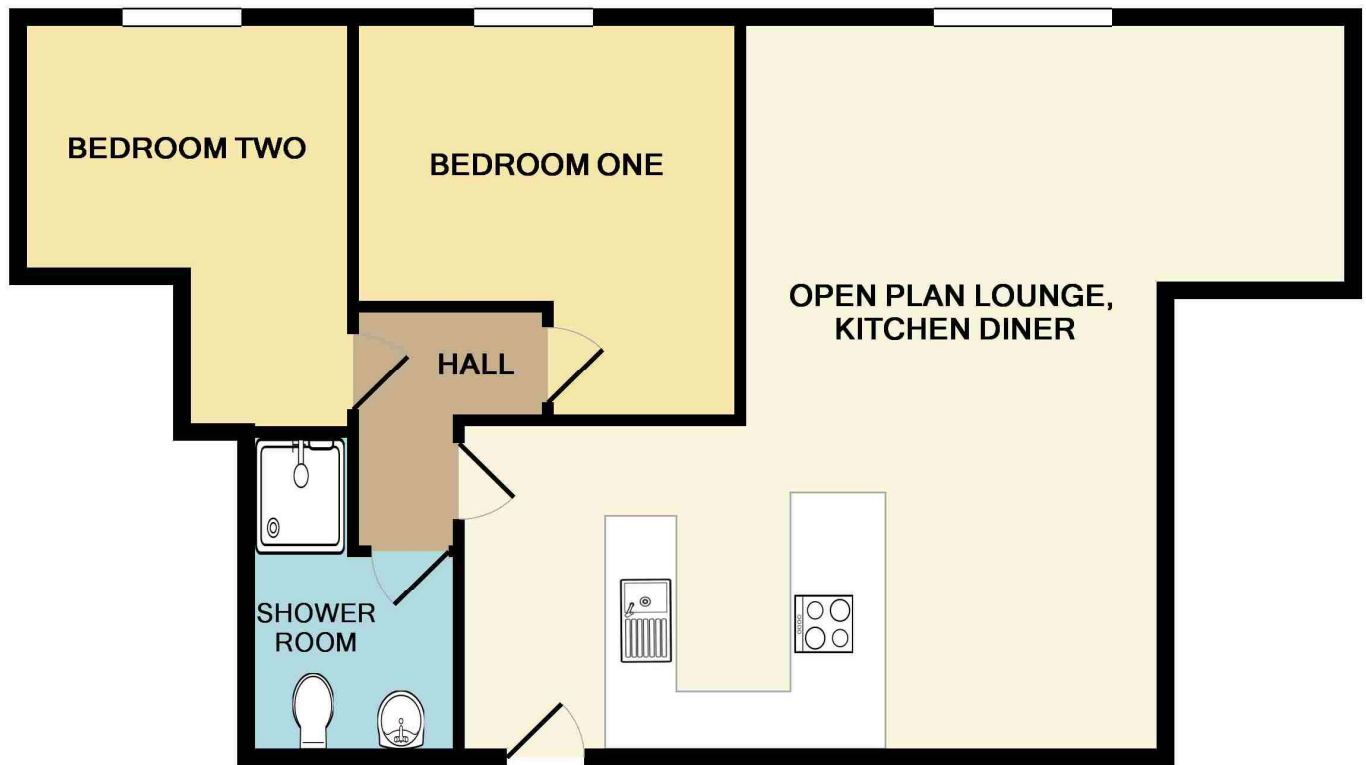
Please note that there is NO parking on site and NO outdoor space.

Council Tax Band: Band B









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	49
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	43
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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