

SIMPLY GREEN

27
Hameldown
Way

£160,000



27
Hameldown Way
Hameldown
Wokingham

SIMPLYGREEN
ESTATE AGENTS
FOR SALE
01626 798440
www.simply-green.co.uk

PEUGEOT

End Terrace Retirement Bungalow

Two Bedrooms

Bathroom

Lounge Diner

Fitted Kitchen

Courtyard Garden

External Storage Cupboard

Open Porch

Chain Free

Freehold/Council Tax B



A delightful end terraced bungalow set in the landscaped grounds of this sought after retirement complex.

The property offers two bedrooms, a bathroom, lounge diner, kitchen and a courtyard garden.

There are communal gardens and a communal lounge with its own kitchen and W.C. In addition to this is a separate laundry room.

The market town of Newton Abbot is within walking distance and offers a wide range of amenities including shops, supermarkets, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, a short walk to a mainline railway station to London

Paddington, a bus station and A380 dual carriageway to Exeter and Torbay. The bungalow offers an emergency pull cord and 24 hour emergency assistance and a scheme manager, along with communal facilities including well-tended grounds, laundry facilities and a residents' lounge where optional activities and socialising take place. Lydford House is situated in Hamelndown Way which is a convenient and level location, just off Newton Abbot town centre near the banks of the River Lemon, and is close to Osborne Park.

Accommodation

A uPVC glazed front door opens into a small lobby with an internal door to the lounge diner.

The spacious lounge diner has carpeted flooring, a window to the front, patio doors to the courtyard and night storage heater. There is plenty of space for both lounge and dining furniture.

The kitchen would benefit from updating, but offers a range of wall and floor units, a freestanding electric cooker with electric hob, electric wall heater and a stainless steel sink. There are spaces for an upright fridge freezer and space and plumbing for a washing machine. A window overlooks the side of the property and this has a useful, easy opening handle below.

A further door opens into the hallway with doors to the bedrooms, bathroom and the airing cupboard.

Bedroom one is a large double with carpeted flooring and offers plenty of space for bedroom furniture. It has a night storage heater, a window to the rear and patio doors opening out to the courtyard.

Bedroom two is smaller, again with carpeted flooring, space for a wardrobe, an electric heater and a window to the rear of the property.

The bathroom is also in need of updating, It currently has a pink suite comprising; bath with electric shower over and shower curtain, pedestal hand basin, low level W.C. and an obscure window.

The airing cupboard houses the hot water cylinder and has shelving to store your linens.

Outside

There is a small external storage room to the right side of the bungalow and an open porch gives you shelter to the front door and offers further space for storage. The courtyard garden is completely private and accessed from the lounge or bedroom one. The courtyard has a tiled floor making it low maintenance and easy to look after.

Agents Notes: Service Charge inc Ground Rent: £172.06 p.c.m = £2064.72 p.a.

Viewings: To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

Directions: From our offices in Devon Square, continue onto Queen Street turning right into Lemon Road. Turn Right into lemon Place. Turn left onto The Avenue (B3195). Take the third right into Templers Road. Follow the road and turn right into Hameldown Way. The bungalow can be found on the right hand side close to Lydford house main entrance.

Services

Mains Electricity. Mains Water. Mains Drainage.

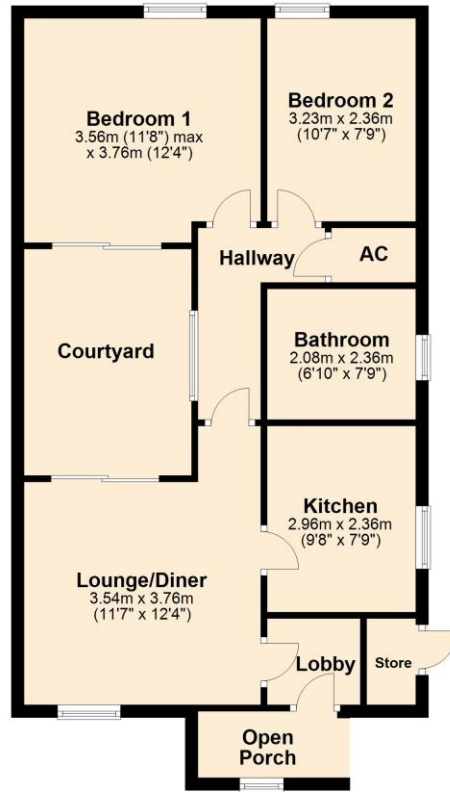
Local Authority

Teignbridge District Council



Ground Floor

Approx. 70.4 sq. metres (757.4 sq. feet)



Total area: approx. 70.4 sq. metres (757.4 sq. feet)

EPC To Follow

EPC:

COUNCIL TAX BAND: B

**TENURE:
FREEHOLD**

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



88 Queen Street
Newton Abbot
Devon
TQ12 2ET