

SIMPLY GREEN

Lydford House





## Newly Refurbished Retirement Apartment

Two Bedrooms

Modern Shower Room

Updated Living Room

New Modern Fitted Kitchen

New Window Shutters Throughout

Communal lounge

Laundry Room

Close To All Amenities

Freehold/Council Tax B



A beautifully modernised, purpose-built two bedroom retirement apartment which has been fully refurbished throughout to a very high standard, and is located on the first floor. The property is conveniently located close to the town centre of Newton Abbot and the train station.

An internal viewing is recommended.

The town centre 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 apartment offers an emergency pull cord with 24 hour emergency assistance. For enhanced security and convenience, there is an electronic door entry system 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 Hameldown 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:**

Constructed in 1989, this purpose-built apartment is extremely well-presented throughout. An intercom access system, provides secure entry into the communal lobby which is clean and well-maintained, with stairs and a lift leading to the apartment on the first floor. Within the complex, there is a Scheme manager (Mon-Fri 9 am-4.30 pm) and Careline is available 7 days a week. There is also a communal residents lounge and a laundry room.

The apartment has been completely renovated to a high standard with sound proof vinyl flooring throughout and window shutters to all the windows. The current owner has transformed the apartment into a beautiful home.

A glazed front door opens into the hallway with doors to all the rooms. The modern living room now offers a place to relax and enjoy with a backlit display cabinet for all your personal treasures. A small table fixed to the wall gives space for two people to use at meal times and in addition to this is a small desk, also fixed to the wall giving you an ideal small office area.

Walking through to the kitchen, you are presented with a range of stylish white wall and floor units with contrasting drift wood effect worktops. To compliment the look, white brick effect tiles have been used for the upstands. Included is an electric oven, electric hob with an extractor fan above and a stainless steel inset sink.

The principle bedroom is a large double which has been tastefully decorated. There is plenty of room for bedroom furniture. It offers an electric wall heater and a window to the front allows in plenty of natural light.

Bedroom two is a single bedroom again with a window to the front and an electric wall heater. The current owners have changed this into an amazing dressing room but this can very easily be returned to a single bedroom.

Also fully refurbished, the bathroom is now a modern shower room with electric shower, low level W.C, vanity hand basin with storage drawers below, heated towel rail and an obscure window.

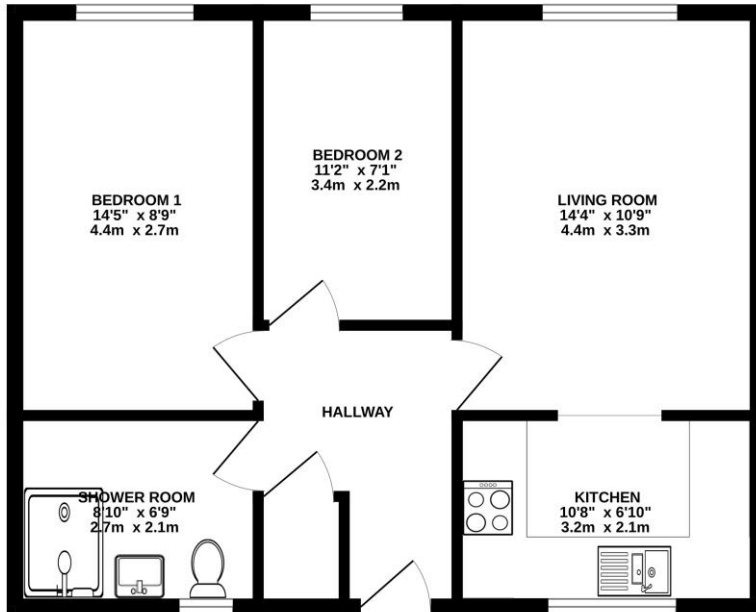
**Outside:**

There are well-maintained gardens and a communal bin store and a number of parking spaces available on a first come first served basis, with additional on-road parking nearby.

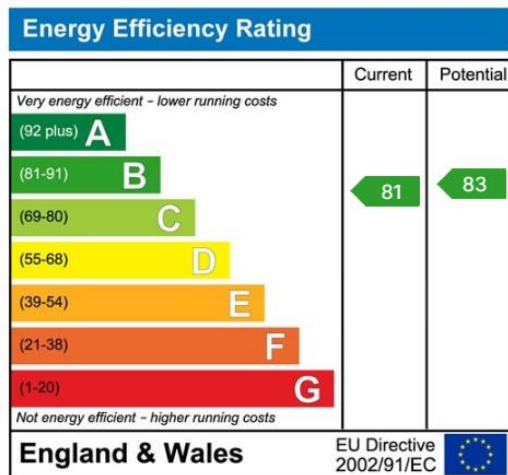
There is also some lovely level walks along the riverside with great views.



GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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EPC: C

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.



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