



Connells

Highweek Road
Newton Abbot

Highweek Road
Newton Abbot TQ12 1TP

for sale guide price
£110,000



Property Description

Situated within the heart of Newton Abbot, this one bedroom flat presents a unique opportunity to acquire a charming residence that combine Georgia elegance with modern living. This delightful flat is ideally situated to enjoy the conveniences of town centre living while offering a tranquil retreat. The building retains its original Georgian features, offering a sense of history and grandeur.

The ground floor flat offers a generous living space that seamlessly blends the kitchen and lounge with natural light flowing through the large lounge window. The kitchen is well appointed, providing ample space for essential appliances, and the shower room, which is situated off the bedroom.

The flat benefits from its own entrance, located through a wrought iron gate. You can also access the private courtyard belonging to the flat.

The property's location is a stone's throw away from the bustling town centre, offering easy access to shops, restaurants, and transport links. The local sports centre is within easy reach, promoting an active and healthy lifestyle.

This flat represents an excellent choice for those seeking a first time buyer home for a start in the property market or a lucrative buy to let investment. With it's prime location, thoughtful layout, and character features, this flat is an excellent choice that promises comfort, convenience and lifestyle.

Front Of The Property

A wrought iron gate leads to your own entrance to the flat, outside light and UPVC front door.

Entrance Hallway

The entrance hallway leads you through into the spacious kitchen.

Kitchen

17' 1" max x 9' 4" max (5.21m max x 2.84m max)

Wall and base units, stainless steel sink/drain, space for electric oven with extractor over, electric hob, space for washing machine, space for undercounter fridge or tumble dryer, space for upright fridge/freezer, space for dining table, part tiled and a wall mounted radiator.

Lounge

12' 4" max x 15' 1" max (3.76m max x 4.60m max)

Half glazed doors lead into the spacious living area with a large secondary glazed sash window to the side of the property, feature fireplace with electric fire and a wall mounted radiator.

Bedroom

7' 3" max x 9' 4" max (2.21m max x 2.84m max)

Secondary glazed windows to the front of the property and a wall mounted radiator. Door leading to...

Shower Room

Obscure window to the side of the property, corner shower cubicle, WC, wash hand basin, wall mounted heated towel rail and loft access.

Rear Of The Property

Enclosed rear courtyard which is accessed via the main entrance front door, decked area with a small paved area and an outside tap.

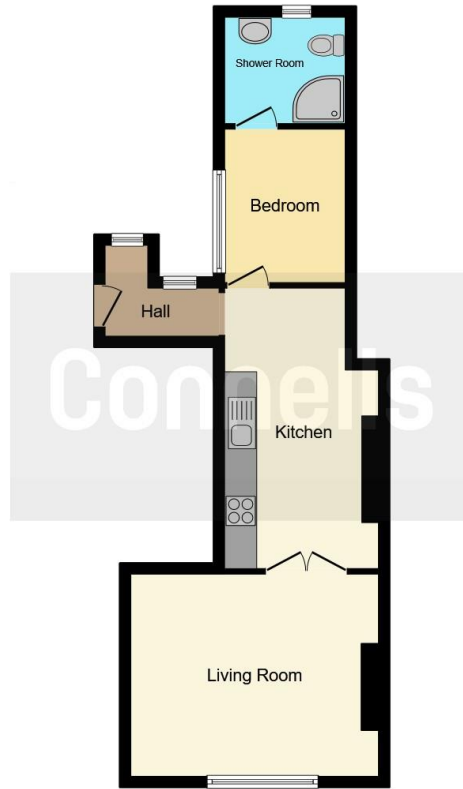
Agents Note

Service Charge and Ground Rent TBC









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). Powered by www.focalagent.com

To view this property please contact Connells on

T 01626 365 064
E newtonabbot@connells.co.uk

4 Bank Street
 NEWTON ABBOT TQ12 2JW

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/NAB312240

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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