



Connells

Hacombe House
Hacombe Newton Abbot

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Hacombe Newton Abbot TQ12 4SJ

for sale
£130,000



Property Description

Situated within an impressive listed building, this spacious and tastefully presented one-bedroom apartment offers 76 square metres of well-planned accommodation, combining period charm with modern comforts.

The property welcomes you via a private entrance hall leading to a generously proportioned lounge/diner with distinctive bay windows and soaring high ceilings that enhance the sense of space and light. The separate kitchen is thoughtfully arranged and well-equipped, while the double bedroom benefits from ample natural light and easy access to the modern bathroom with both bath and shower facilities.

Residents will also appreciate the added convenience of allocated parking and a well-maintained communal setting. This apartment is ideal for professionals, first-time buyers or those looking for a charming and character-filled home within easy reach of local amenities, transport links, and green spaces.

Hacombe is located in a completely rural setting between the estuary village of Combeinteignhead, with its famous Coombe Cellars Inn and the market town of Newton Abbot with its wide range of shopping, business and leisure amenities and mainline railway station, approximately three miles away. The picturesque coastal village of Shaldon is approximately three miles away and the English Riviera seaside town of Torquay is around five miles away.

Front Of The Property

Allocated parking space to the front of the property, access to communal gardens.

Entrance Hallway

Communal entrance with a fireplace and grand staircase rising to first floor.

Hallway

Built-in storage cupboard, access to all principle rooms.

Lounge/Diner

20' 4" max x 18' 5" max (6.20m max x 5.61m max)

Two sash windows overlooking to the rear of the property, feature fireplace with marble surround and mantel over, wood burner, wall mounted electric heater and door to the kitchen.

Kitchen

13' 1" max x 6' 7" max (3.99m max x 2.01m max)

Sash window to the rear of the property, wall and base units, one bowl stainless steel, freestanding electric oven with extractor over, plumbing for washing machine, space for fridge freezer, part tiled.

Bedroom

13' 1" max x 8' 7" max (3.99m max x 2.62m max)

Sash window with shutters to the rear of the property and a wall mounted electric heater.

Bathroom

Bath with shower over and glass screen, WC, wash hand basin, fully tiled and a wall mounted heated towel rail.

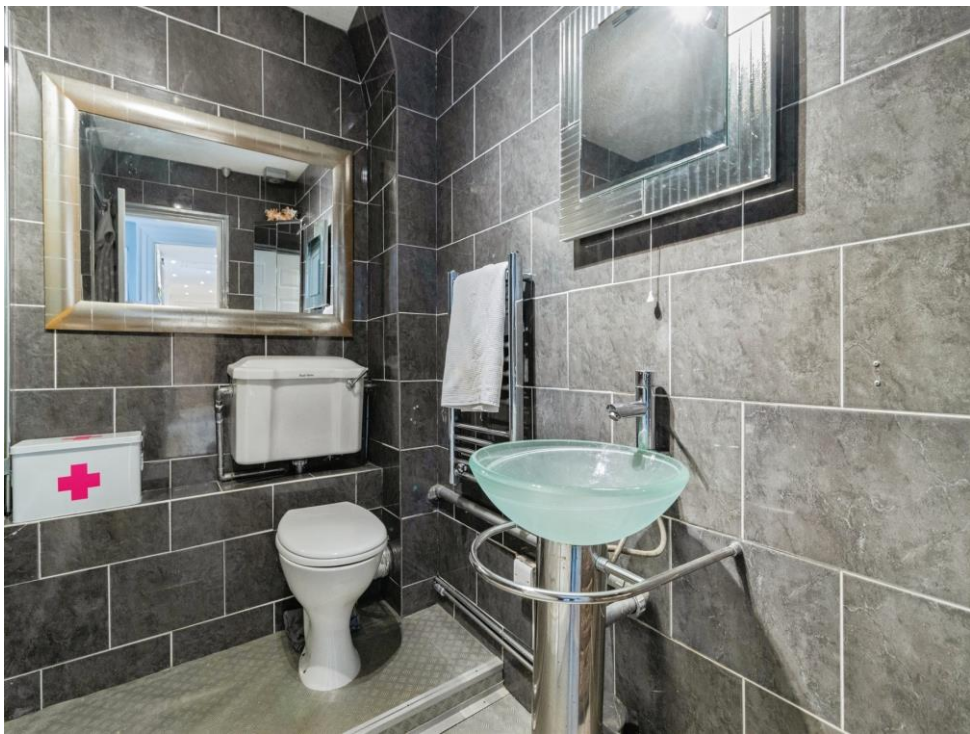
Communal Garden

Access to the beautiful and well kept communal gardens.

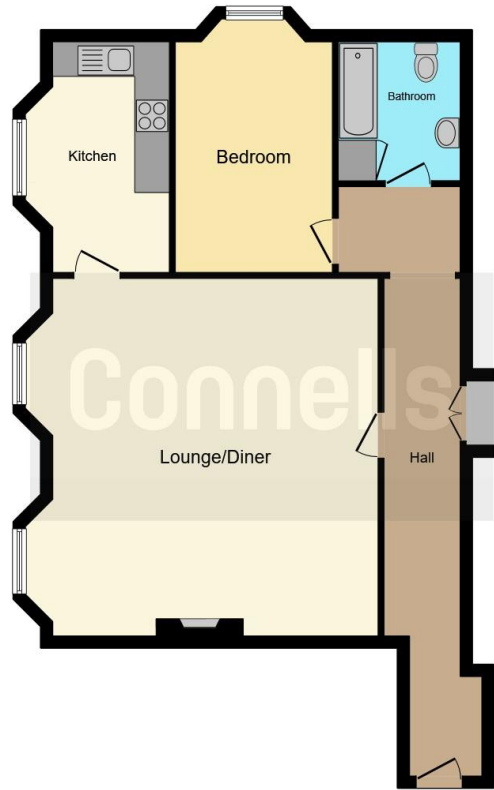
Agent Notes

- Hacombe House is a Grade 2 Listed Building
- <https://historicengland.org.uk/listing/the-list/list-entry/1168230>
- There are a number of bat colonies around the property
- Lease is 999 years from 25 March 1983
- Ground Rent £12.50 every 6 months
- Service Charge is £217.50 per month
- Planning and work is currently underway to renew the fire alarm system and bring the building up to date with current fire regulations.









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:
 Exempt

Council Tax
 Band: A

Service Charge: 217.50 Ground Rent:
 12.50

Tenure: Leasehold

view this property online connells.co.uk/Property/NAB312658

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1982. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: NAB312658 - 0004