



**Connells**

Forde Villa Forde Park  
Newton Abbot



# Forde Villa Forde Park Newton Abbot TQ12 1DE

for sale  
**£160,000**



## Property Description

Welcome to this exceptional one-bedroom apartment, offering a perfect blend of elegance and convenience in the heart of Newton Abbot. Situated in the prestigious Forde Villa, the property is set within a peaceful residential area with stunning views of Forde Park. With its own private entrance and allocated parking, this delightful home is ready to move into.

Upon entering, you are welcomed into a spacious hallway that features a convenient storage cupboard. The generous lounge/diner is flooded with natural light through its floor-to-ceiling window, offering picturesque views of Forde Park. High ceilings and period detailing add a touch of grandeur.

Adjacent to the lounge is a well-equipped kitchen, designed with modern living in mind. It features a range of wall and base units, a built-in electric oven, a four-ring gas hob with extractor, and integrated appliances, including a fridge/freezer, dishwasher, and plumbing for a washing machine.

The large double bedroom continues the bright, airy aesthetic, with a sash window. High ceilings enhance the spacious atmosphere, making this room an inviting retreat. The adjacent bathroom is both stylish and practical.

The exterior of Forde Villa is impressive, reflecting its historic character while being well-maintained. The property benefits from allocated parking, and the private entrance provides both convenience and privacy.

## Communal Entrance

Communal entrance into the building, with a private entrance into the flat.

## Entrance Porch

Private entrance into the porch, which leads into the main hallway of the property, with storage cupboard and a wall mounted radiator.

## Lounge

17' 10" max x 14' 1" max ( 5.44m max x 4.29m max )

Double glazed sash window to the front of the property, lovely high ceilings, and a wall mounted radiator.

## Kitchen

8' 7" max x 6' 2" max ( 2.62m max x 1.88m max )

Wall and base units, one and a half bowl stainless steel sink/drain, four ring gas hob with extractor over, oven, plumbing for washing machine, integrated fridge/freezer, integrated dishwasher, part tiled.

## Bedroom One

12' 11" max x 8' 11" max ( 3.94m max x 2.72m max )

Double glazed sash window to the rear of the property, high ceilings and a wall mounted radiator.

## Bathroom

Obscure double glazed window to the rear of the property, bath with shower over and glass screen, WC, vanity wash hand basin, part tiled, storage cupboard, and a wall mounted heated towel rail.

## Agents Note

Lease: 999 years from 1st January 2016

Ground Rent: £250 p/a

Service Charge: £85 p/m (includes buildings insurance)

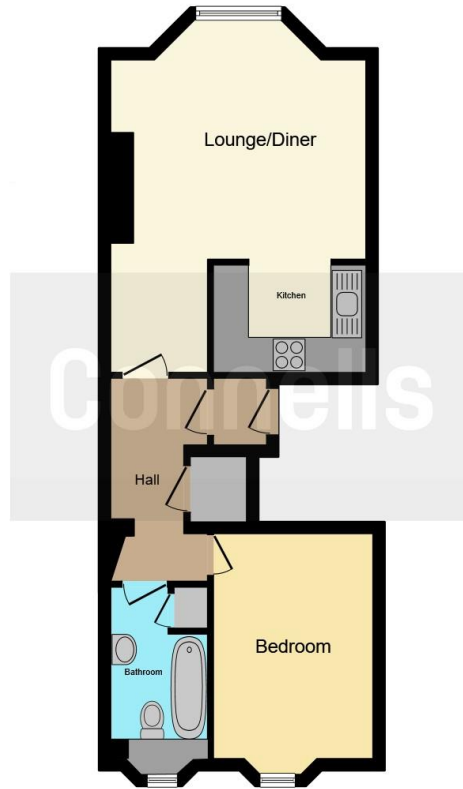












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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4 Bank Street  
 NEWTON ABBOT TQ12 2JW

EPC Rating: C

Council Tax  
 Band: A

Service Charge: 85.00  
 Ground Rent: 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NAB312863](http://connells.co.uk/Property/NAB312863)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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