

**SAMPLE
MILLS**



**Lydford House
Hameldown Way
Newton Abbot
Devon**

£135,000
LEASEHOLD





**Lydford House, Hameldown Way,
Newton Abbot, Devon**

£135,000 Leasehold

This much improved first floor retirement apartment is situated on the level, in this popular residential development comprising entrance hall, lounge/dining room, improved fitted kitchen, 2 bedrooms and a shower room. The property also has uPVC double glazed windows with shutters and electric heating.

Further benefits include intercom system, well-maintained communal gardens with seating area, communal parking, residents' lounge and communal laundry room, plus stairs and lift leading up to the first floor.

Situated just off the town centre, close to Courtenay and Osborne Park, shopping facilities, library, cinema, doctors, dentists, leisure centre, pubs and restaurants, together with gaining easy bus routes to local nearby towns plus the main railway line serving London Paddington and other towns and cities close by.



Communal Entrance

Glazed door through to:

Entrance Hall

Coving to ceiling. Intercom system. Door through to:

Lounge/Dining Room – 4.40m x 3.30m (14'5" x 10'10")

TV point. uPVC double glazed window with shutters. Built-in shelved glass cabinet. Opening through to:

Improved Kitchen – 3.30m x 2.00m (10'10" x 6'7")

Inset stainless steel single drainer sink unit. Fitted matching wall and base units, some of which are glass fronted with concealed lighting. Worktop surface areas. Built-in 4 ring electric hob with extractor hob above. Integrated fridge/freezer. Partly tiled walls. Coving to ceiling. uPVC double glazed window with shutters.

Bedroom 1 – 4.40m x 2.72m (14'5" x 8'11")

Electric wall heater. uPVC double glazed window with shutters.

Bedroom 2 – 3.40m x 2.20m (11'2" x 7'3")

Built-in fitted shelving and drawer space. Electric wall heater. uPVC double glazed window with shutters. Spotlight points.

Shower Room and W/C

Enclosed shower area with shower screen and fitted shower. Inset wash-hand basin with drawer space below. Low level w/c. Partly tiled walls. Electric wall heater. Obscure uPVC double glazed window. Built-in cabinet. Mirror fronted built-in medicine cabinet. Heated towel rail.

Outside

Well-maintained communal gardens with seating area and communal parking.

Communal Facilities

Residents' lounge and laundry room. Stairs and lift leading up to the first floor.

Agent's Note

Council Tax Band: 'B' £2012.19 for 2025/26

EPC Rating: 'B'

Long Term Flood Risk: Very Low/Low

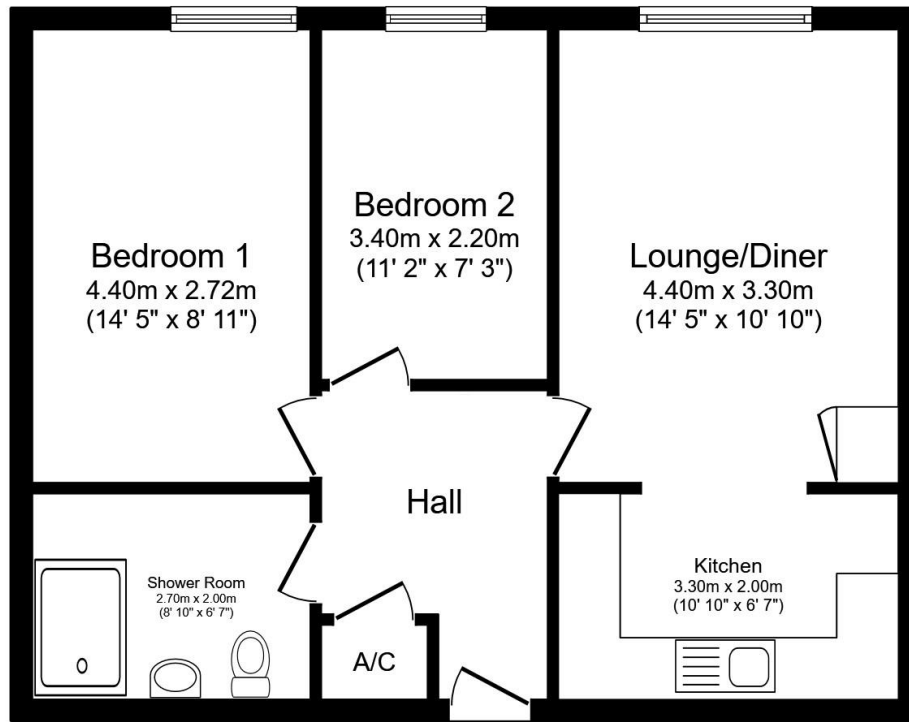
Tenure: Leasehold

Length of Lease: 125 years from 1988

Service Charge: £246.30 per month (inc Building Insurance)

Age Restriction: Over 60





Ground Floor
Floor area 54.6 sq.m. (588 sq.ft.)

Total floor area: 54.6 sq.m. (588 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.