



Ground Floor Maisonette Victorian Villa

HECK OUT this FABULOUS GARDEN MAISONETTE overlooking Forde Park Tennis Courts. With owns PRIVATE Garden, 2 Off Road parking Space, this Ground Floor Apartment in a converted Victorian Villa of 4 Apartments, offers stylish living central to the Town. Living Dining Room, Kitchen, 2 Bedrooms + Bathroom

Flat 1 The Old Rectory | Forde Park | TQ12 1DD





PROPERTY TYPE

Ground Floor Apartment



SIZE

886 sq ft



LOCATION

Newton Abbot



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

68 D



COUNCIL TAX BAND

B



in a nutshell...

- Private South facing Garden
- Sought after Location!
- Large Living Room + heigh ceilings
- Kitchen + Pantry
- 2 Double Bedrooms
- 2 Allocated Off Road Parking Spaces
- Overlooking Forde Park
- Close to ALL Town Shops, Amenities & Rail Station
- NO CHAIN





the details...

CHECK OUT this lovely Ground Floor Maisonette, located across from Forde Park, the Tennis Courts & local Coffee Shop. Forde Park is just a short walk to the Train Station, Bus Stop & into Town, with all its local Shops, Amenities & easy access to the A380, M5, Torbay & Exeter.

The South facing front Garden overlooks the park with a side gate access from the Parking Area. There are 2 Off Road Allocated Parking Spaces as well.

The side Porch gives private access to the Maisonette, and you walk from here directly into the main Living Dining Room, with its typical higher Victorian ceiling, this gives a bright open space with ample room for sofas & a dining table. A floor to ceiling type window overlooks the front South Facing Garden giving a private & pleasant outlook. From here you will find the galley style Kitchen, with window to the side, plenty of storage cupboards, space for a cooker, plumbing for a washing machine, sink/drain, breakfast bar, tiled splashbacks.

The Inner Hallway leads on through to both Bedrooms, the larger at the rear, both with windows & high ceilings giving plenty of light throughout. There is also a large internal storage cupboard / pantry giving very useful storage. Further smaller loft areas can be found in the hallway & Bedroom 2.

Lastly there is an internal Bathroom with bath, w.c & hand basin, white tiled floor & splashbacks surrounds.

This Maisonette has its own private access & runs from to back of the Building on the Ground Floor with level access. There is a storage shed externally behind the Entrance Porch & another in the front Garden.

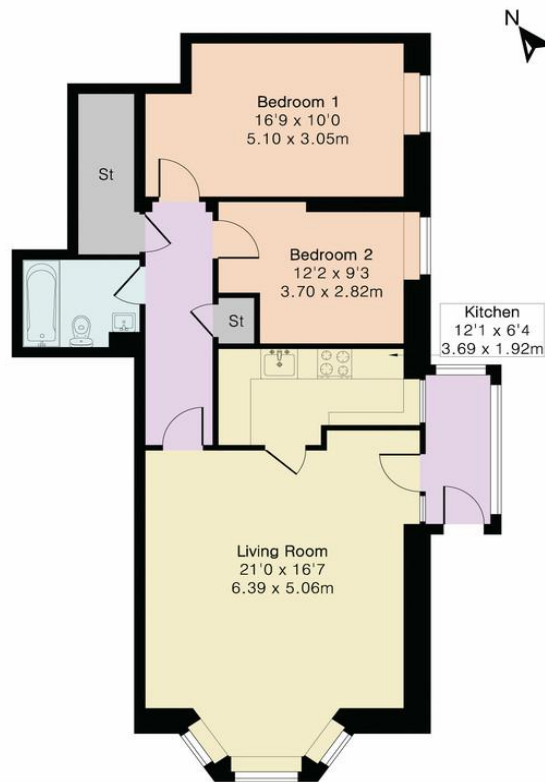
The four dwellings under the Freehold Title DN213886 via THE OLD RECTORY FORDE PARK LIMITED (Co. Regn. No. .2852526) of 26-28 Southernhay East, Exeter EX1 1RS, CURRENTLY EMPLOY First Port Management Company to assist in the Management of the Building.

We have been advised that these years 2025 service charge is circa £1,500 per annum inc Buildings Insurance.



the floorplan...

Approximate Gross Internal Area 886 sq ft - 82 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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the location...

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 1DD**





Need a more complete picture? Get in touch with your local branch...

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