



12 Union Street, Newton Abbot - TQ12 2JS
£365,000 Leasehold


chamberlains
the key to your home

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Newton Abbot TQ12 2JL



INVESTORS OPPORTUNITY

Located in the market town of Newton Abbot, an excellent opportunity for you to acquire this property that comprises; three separate apartments, 2x one bedroom apartments and 1x 2 bedroom maisonette.

The Entrance hallway has a large doorway with carpeted stairs and push button timed light switches. Up one flight of stairs brings you to:

Flat C Is set over two floors in maisonette style. You walk into a long hallway with stairs on the right. Downstairs the Kitchen has Beech Coloured units and black worktops, there is space for a cooker and a fridge freezer, and a stainless-steel sink lies under the side aspect window. The Living room has dual aspect windows which face the side and rear of the property. Upstairs the Bathroom consists of low-level WC, wash hand basin and bath with shower and a side aspect window. The principal bedroom has a rear aspect window and bedroom 2 has side aspect.

Up one more flight of stairs brings you to:

Flat B is on the second floor and has a large open plan Living room/Kitchen with a front aspect bay window. The kitchen consists of cream-coloured units with brown marble worktops. There is a stainless-steel sink and drainer and space for a fridge freezer and cooker. The Bathroom consists of low-level WC, wash hand basin and bath with shower. The bedroom has a rear aspect window.

Up the final flight of stairs, brings you to:

Flat A Is on the top floor and has a nice sized living room with a front aspect window and open plan kitchen which has a rear aspect window. Kitchen consists of beech cupboards with black worktops, Extractor fan, stainless steel sink and drainer, space for fridge freezer and cooker. A Generous bedroom has front aspect window, and the bathroom has low-level WC, Wash hand basin and bath with shower.

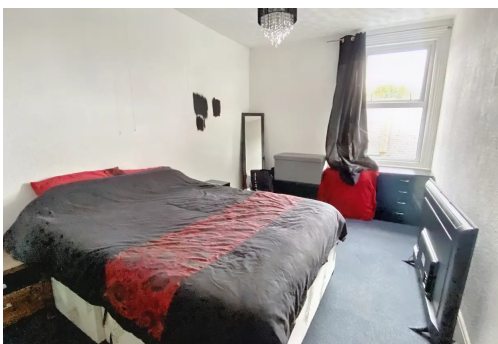
This Block of three apartments are located above a row of shops in central Newton Abbot and consist of 2x one-bedroom apartments and 1x two-bedroom maisonette. The flats are divided over three levels with the one-bedroom apartments looking to the front and the two bedroom to the rear of the property.

Council Tax band: A

Tenure: Leasehold



- Ideal investment opportunity
- Three self contained apartments
- Two bedroom first floor maisonette
- One bedroom second floor apartment
- One bedroom third floor apartment
- All with fitted kitchens and bathrooms
- Situated in the town centre
- Double glazed throughout
- Close to amenities



Flat C - Lounge - 13'5" x 11'3" (4.09m x 3.43m)

Kitchen - 10'6" x 5'1" (3.20m x 1.56m)

Bedroom - 11'3" x 10'6" (3.43m x 3.21m)

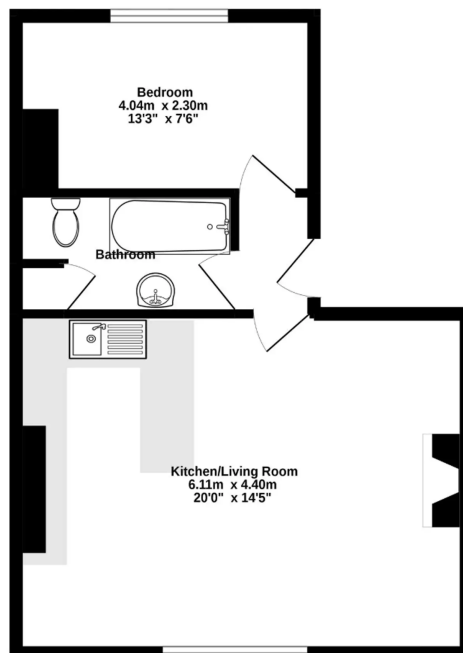
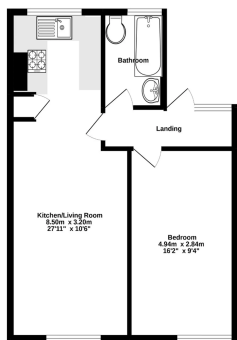
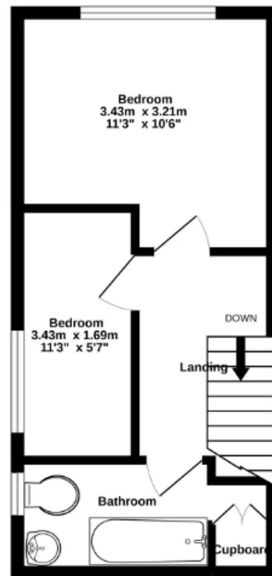
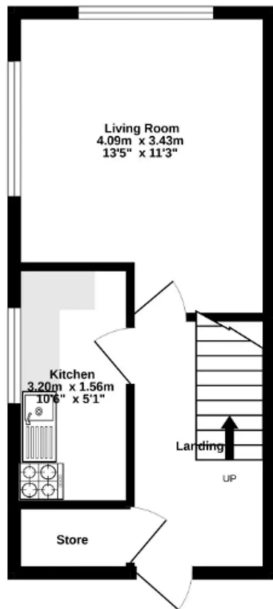
Bedroom - 11'3" x 5'7" (3.43m x 1.69m)

Flat B - Lounge/Kitchen - 20'0" x 14'5" (6.11m x 4.40m)

Bedroom - 13'3" x 7'6" (4.04m x 2.30m)

Flat A- Lounge/Kitchen - 27'11" x 10'6" (8.50m x 3.20m)

Bedroom - 16.2" x 9'4" (4.94m x 2.84m)



USEFUL INFORMATION

Broadband Speed - 45Mb-50Mb
(According to BT)

EPC Rating E

Teignbridge Council Tax Band A
(£1471 per year per flat)

Gas, Water and Electric Supplied

The property is Leasehold

There is 970 years left on the lease
per flat

Maintenance charges £60 per month
per flat

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		