

**SAMPLE
MILLS**



**Hometeign House
Salisbury Road
Newton Abbot
Devon**

£80,000
LEASEHOLD





Hometeign House, Salisbury Road, Newton Abbot, Devon

£80,000 Leasehold

A first floor well-appointed spacious Apartment in one of the prime locations of Hometeign House, which overlooks Osborne Park and the surrounding area to Tuckers Malting, Albany Street and Osborne Street.

The property is ideal for those seeking a retirement property sold with **NO CHAIN** and is situated just off the town centre offering a level location.

The property accommodation comprises entrance hallway with storage cupboards, spacious lounge/dining area, recently fitted bathroom, spacious bedroom with built-in wardrobes and a well fitted kitchen with built-in oven and hob.

Viewing of this property is highly recommended for those seeking a retirement property in this sought after area.

The property is situated close to the town centre on a level location and close to Newton Abbot railway station. It also has the benefit of the community rooms, separate laundry and guest rooms are available on request.

Viewing is highly recommended.



Door to:

Entrance Hallway

Cupboard housing electric consumer box and meter, coat hooks below. Mat well. Wall mounted panelled heater. Smoke detector. Doors to:

Lounge - 5.61m x 3.17m min (18'5" x 10'5" min)

Feature boxed window and window to the side with excellent views over Osborne Park and surrounding area. uPVC double glazed windows. TV point. Coving to textured ceiling. Uplighters. Wall mounted Creda economy 7 heater. Storage cupboard. Intercom. Arch through to:



Kitchen - 2.26m x 1.73m (7'5" x 5'8")

Fitted base units. Stainless steel drainer with mixer taps over. Double glazed tilt and turn window, again with excellent views over the surrounding area of Osborne Park. Range of wall mounted cupboards. Built-in single oven, Halogen hob and extractor fan over. Tiled walls and floor. Space for fridge/freezer.



Bedroom - 4.05m x 2.67m (13'3" x 8'9")

uPVC double glazed window with views over the side garden. Built-in double wardrobe folding doors, hanging rails and shelving. TV point. Views over the park. Coving to textured ceiling. Wall mounted Creda heater.



Bathroom

Comprises step up to shower. Low level w/c. Vanity wash-hand basin. Range of wall mounted cupboards. Coving to textured ceiling. Tiled walls. Chrome fitted ladder radiator. Recently laid vinyl flooring.



Agent's Note

Council Tax Band: 'A' £1809.85 for 2026/27

EPC Rating: 'C'

Long Term Flood Risk: Very Low/Low

Tenure: Leasehold

Length of Lease: 139 years from 1st September 1984

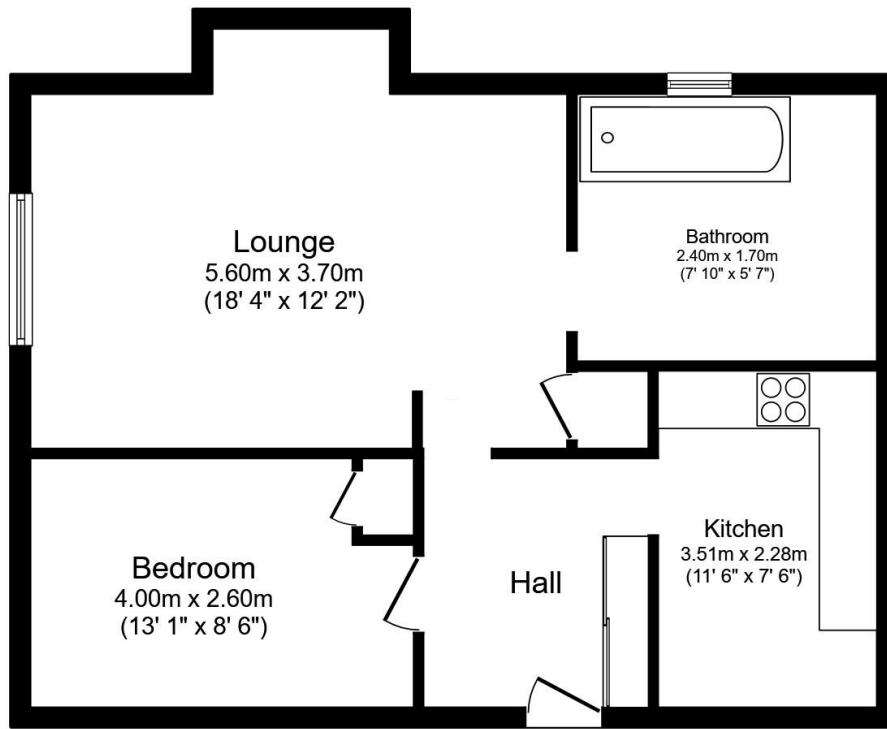
Service Charge: £1236.91 (half yearly - which has been paid up to the 31st August 2026)

Ground Rent: £227.25 (half yearly - which has been paid up to the 31st August 2026)

Age Restriction: Minimum age when sharing with someone who is over 60 is 55. Minimum age for single occupancy is 60.

Communal Facilities: Residents lounge, gardens, laundry room and guest suite, available at a nominal cost which must be booked for use by relatives that wish to visit.





Floor Plan

Floor area 57.8 sq.m. (622 sq.ft.)

Total floor area: 57.8 sq.m. (622 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		
69-80	C	75 C	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.