

SIMPLY GREEN

Hollam Way, Kingsteignton, Newton Abbot, TQ12 3RG

Newton Abbot -



Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

- No onward chain
- One bedroom ground floor flat
- Private and enclosed rear garden
- Allocated parking
- Kitchen with integrated appliances
- Double bedroom with built in wardrobes
- Bathroom with double shower
- Bright Lounge/Diner

Property Type: Ground Floor Flat

Council Tax Band: A

Coming to the market with no onward chain is this well-proportioned one bedroom ground floor flat, ideally situated in Hollam Way. The property offers comfortable accommodation including a lounge/diner, fitted kitchen, double bedroom and bathroom, together with useful storage throughout. Externally, the property benefits from a private and enclosed rear garden, allocated parking and private access, making this an ideal purchase for first time buyers, downsizers or investors.





Coming to the market with NO ONWARD CHAIN is this well proportioned one bedroom ground floor flat, situated in Hollam Way in Kingsteignton and benefiting from an allocated parking space and private enclosed rear garden.

Approached via a shared pathway, the property is entered through its own private front door into a useful porch area.

Internally

The porch provides a small storage alcove to the side, ideal for coats, shoes and everyday items.

The lounge/diner is positioned to the front of the property and benefits from a large window allowing plenty of natural light into the room. This provides a comfortable and versatile living space with room for both seating and dining furniture.

To the rear of the property is the main bathroom, fitted with a double shower, WC and wash hand basin. Adjacent is the kitchen, which offers a good range of storage cupboards, space for appliances and an integrated fridge freezer. A door from the kitchen provides convenient access directly out to the rear garden.

The main double bedroom is also positioned to the rear and benefits from integrated wardrobes and a large window overlooking the private garden, creating a pleasant outlook and allowing plenty of natural light into the room.

Further storage is provided within the hallway, with two additional storage cupboards, offering useful space for items such as an airing cupboard, Hoover, ironing board and other household essentials.

Externally

The property benefits from a private and enclosed rear garden, providing a pleasant outside space with convenient access from the kitchen. There is also a private side gate providing access to the garden, together with a rear access gate leading towards the allocated parking.

With its ground floor position, private garden, allocated parking and no onward chain, this property would make an excellent first time purchase, investment or opportunity for those looking to downsize.

Agent Notes

Lease: 999 years from 1 January 1980

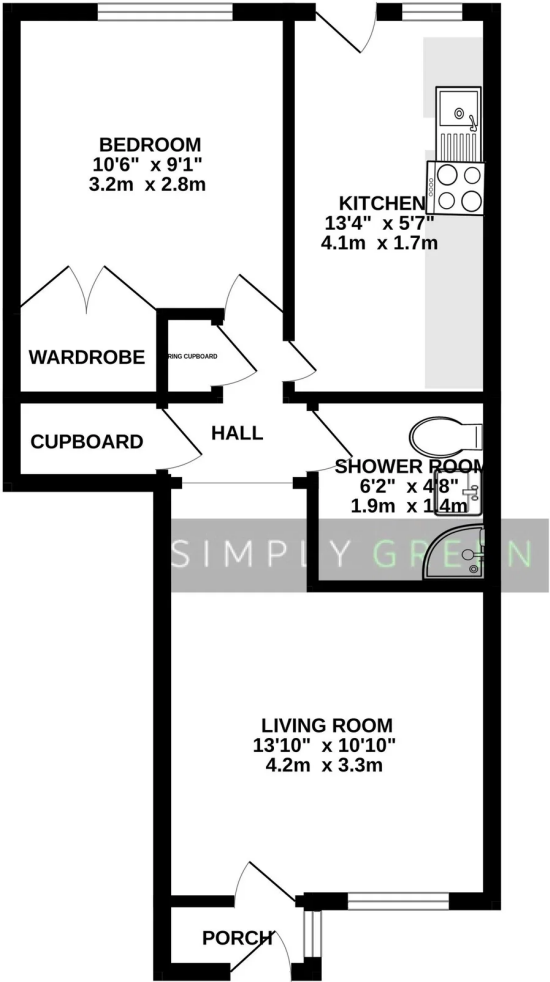
Service Charge: Peppercorn

Anti-Money Laundering (AML):

In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.



GROUND FLOOR



2 HOLLAM WAY KINGSTEIGNTON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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