



# RE/MAX

## PROPERTY HUB



**1 Crossley Moor Road, Newton Abbot, TQ12 3LE**

**Guide price £200,000**

RE/MAX are delighted to present this deceptively spacious, ground floor apartment, ideally located in the convenient area of Kingsteignton. The property offers two generously sized double bedrooms, a comfortable lounge/dining room, a well-equipped kitchen, and a bathroom with both bath and separate shower facilities. Additional benefits include gas central heating, double glazing throughout, a private enclosed courtyard, and driveway parking.

Crossley Moor Road is a highly desirable and established location just off Fore Street, providing easy access to a variety of local shops, a public house, and other amenities. A nearby bus service offers regular routes into the market town of Newton Abbot, which features an excellent selection of high street retailers and facilities. For commuters, the A380 South Devon Link Road offers convenient connections to Torbay and Exeter.

#### Accommodation

A wooden front door with a glazed panel above opens into the entrance hallway, which includes a large airing cupboard. From here, there is access to the lounge/dining room, featuring a bay window with wood-framed sash-style windows. The adjoining kitchen is fitted with a modern range of wall and base units, complemented by rolled-edge worktops and tiled splashbacks. It includes a single drainer sink, built-in double oven and hob, space for a fridge/freezer and washing machine, as well as a wall-mounted gas boiler. A part-glazed door and window provide access to the rear.

Bedroom one benefits from a walk-in bay window to the front and a recessed wardrobe area, while bedroom two features a sash-style window overlooking the rear. The bathroom is fitted with a panelled bath with mixer tap and shower attachment, a separate shower cubicle, low-level WC, pedestal wash basin, and an obscure sash-style window.

#### Outside

To the front, there is a gravelled area with a gated entrance and a brick-paved pathway leading to the front door. The enclosed rear garden offers a paved patio area, stone chippings, a timber shed, and gated access to the parking area. The driveway provides off-road tandem parking for two vehicles.

#### Agent's Notes

Council Tax: Currently Band B

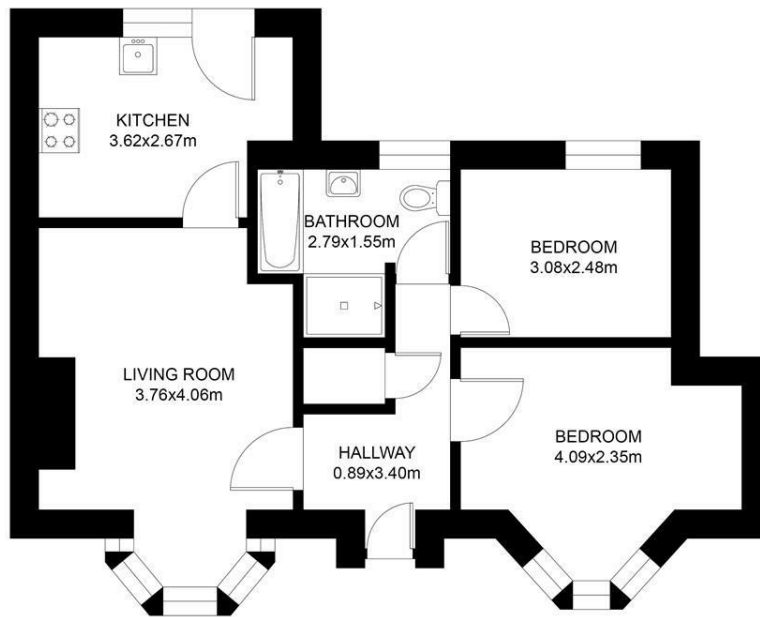
Tenure: Leasehold & 50% Share of Freehold

Lease: 125 years from 1st October 2002

The sellers inform us that there is no ground rent or service charge payable.

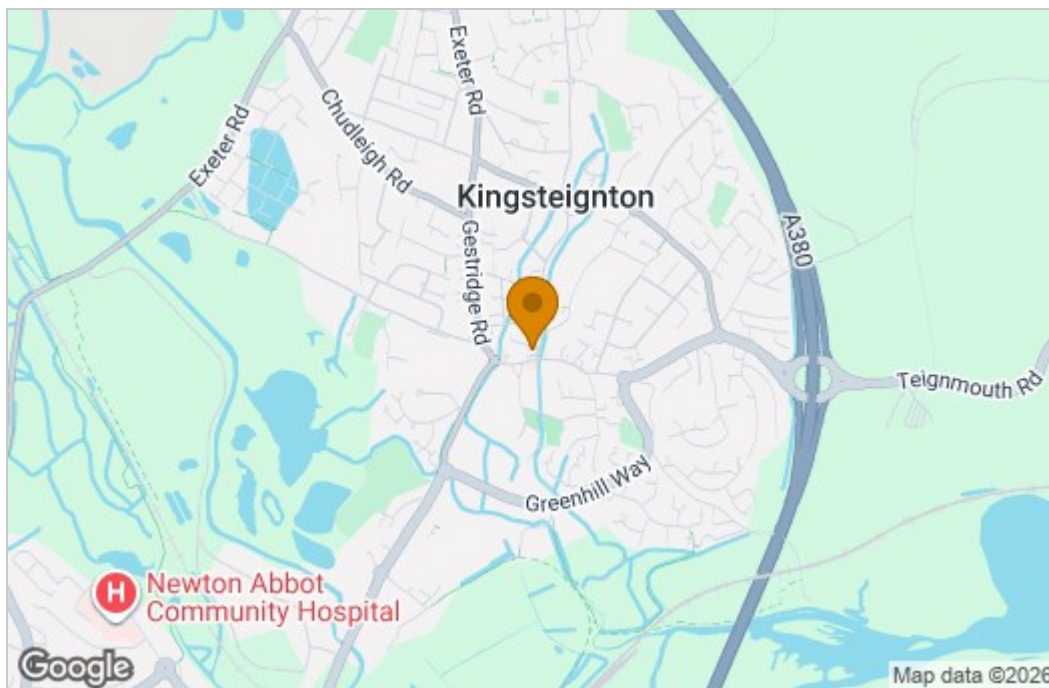
Mains water. Mains drainage. Mains gas. Mains electricity.

# Floor Plan

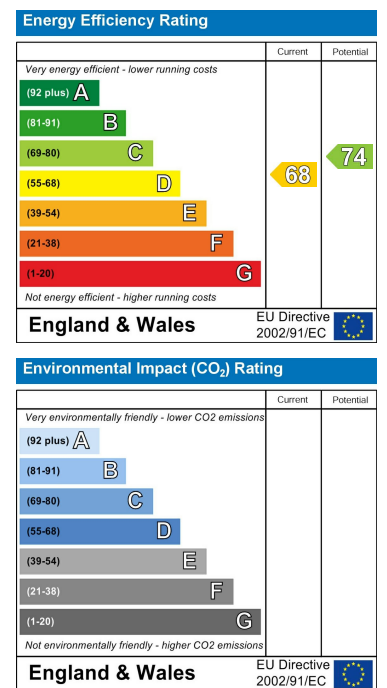


## FLOOR PLAN

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.