



Newton Abbot

2x 1x

ENERGY RATING
N/R

- Virtual Tour Available
- Grade II Listed Ground Floor Apartment
- 2 Bedrooms
- Spacious Lounge/Diner
- Kitchen/Breakfast Room

- Bathroom with Separate Shower Cabinet
- Lovely Communal Grounds
- Resident & Visitor Parking
- Superb Rural Location
- EPC: Exempt

Guide Price:
£85,000
LEASEHOLD

11 Haccombe House, Haccombe, Newton Abbot, TQ12 4SJ

Set within the beautiful lush green valley of Haccombe sits Haccombe House; a large Grade 2 listed Georgian Manor house divided into 27 individual apartments in the 1980's with mature and well-kept gardens for residents' use. Although enjoying its wonderful rural setting, the property is just 1.6 miles from the lovely village of Coombeinteignhead with its popular inn and village hall. The famous Coombe Cellars in perched on the banks of the river Teign and from where a selection of water sports can be enjoyed is around 2 miles from the property. The clock tower in the centre of the well served market town of Newton Abbot with its wide selection of shops, businesses, schools bars and restaurants is around 3.5 miles drive. For the commuter Newton Abbot's mainline railway station is around 2.9 miles drive and access to the A380 South Devon Link Road is around 2.3 miles away.

Accommodation:

Stepping inside, this particular apartment features a recently installed energy-efficient hot water system, is located on the ground floor and is accessed through its large period style front door from the grand main reception hallway into its own private hallway. Once inside the self-contained apartment has both entrance and inner hallways with a selection of fitted storage cupboards. The impressive living room has two tall windows overlooking the communal grounds at the front and a decorative fireplace surround.

Steps then lead up to the main bedroom which is presented on a mezzanine level and has one wall finished with fitted wardrobes. There is a second bedroom off the hallway. The kitchen has a selection of fitted cupboards and roll top worksurfaces as well as a door to the outside. Completing the picture is a well-appointed bathroom with 4-piece suite including a bath and separate shower cabinet.

Outside:

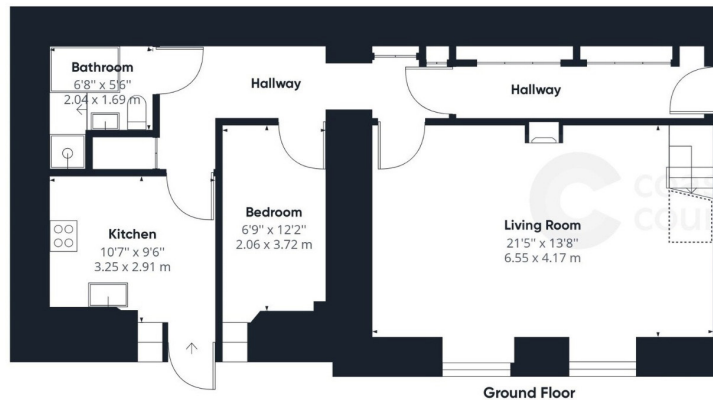
Beautiful communal gardens mainly laid to lawn with picnic area. The apartment also has use of a small, paved patio area outside the kitchen.

Parking:

The property has an allocated parking space in front of the main house. The development also has guest parking at the end of the communal lawn which again is to the front of the building.

Directions:

From the Penn Inn roundabout in Newton Abbot, take the Shaldon Road sign posted to Milber and Combeinteignhead. Continue straight ahead at the traffic lights on the road until reaching Netherton. Take the right hand turning sign posted to Haccombe. Follow the lane direct to Haccombe House and the visitors parking area to the development is on the approach to the building on the right hand side.

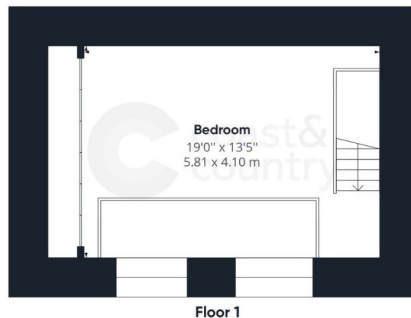


Approximate total area

904.17 ft²
84 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1

Agents Notes:

Council Tax: Currently Band B

Tenure: Leasehold Lease: 999 years from 1982

Ground Rent: Currently £50 per annum

Service Charge: Currently approximately £230pcm

Review Period: Annually

There are some quite large future expenditures planned which will mean substantially higher maintenance charges. These figures are unquantifiable. The managing agents, FirstPort, may be able to supply current information as this is an ongoing situation.

Mains water. Private drainage. Mains electricity.

This property is Grade II Listed.

No pets allowed.

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.