



Flat 5, Bridge Street House Bearnas Lane, Newton Abbot

£130,000 Leasehold

Chain Free • Town Centre Apartment • Ideal First Time Buyer or Investor Property • Well Presented Accommodation • Open Plan Living/Dining Room • New Modern Kitchen • Brand New Bathroom • Spacious Bedroom • Close To Transport Links • Easy Access To Shops And Amenities

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Situated within a convenient town centre location, this well-presented one-bedroom second-floor apartment offers an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance home close to a wide range of amenities.

Accessed via a communal entrance hall with stairs rising to the second floor, the apartment opens into a bright and spacious open-plan living space incorporating the lounge, dining area and kitchen. The new modern kitchen is fitted with a range of base units with contrasting work surfaces, an inset stainless steel sink, built-in electric oven, four-ring electric hob and extractor hood, together with space and plumbing for a washing machine. There is also a built-in dishwasher and under-counter fridge and freezer. The living and dining area provides ample room for both relaxation and entertaining, benefitting from a rear-facing double-glazed window and two night storage heaters.

The double bedroom enjoys a dual-aspect feel with two Velux-style windows, creating a cosy room to retire to, while a night storage heater provides additional comfort.

Completing the accommodation is a new stylish bathroom fitted with a white suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low-level WC. A Velux-style window, extractor fan and wall-mounted electric heater add practicality to the room.

Ideally positioned within easy reach of Newton Abbot's shops, restaurants, leisure facilities and transport links, this property offers convenient living in the heart of the town and would make an ideal home or investment purchase.

Useful Information

Teignbridge Council Tax Band A (£1809.85 2026/2027)
Broadband Speed Ultrafast 1800 Mbps (According to OFCOM)
EPC Rating C Mains Electric, Water and Sewerage Supplied
The Property is Leasehold 150 years from 16th December 2024.

Flat 5 is allocated an 8% share of the overall service charge. A formal service charge structure is yet to be established; however, a proposed contribution of £75 per calendar month (£900 per annum) has been suggested.

Payments will be held in a separate service charge account and used towards the property's proportionate share of communal maintenance, cleaning, communal electricity, fire alarm monitoring, management costs and a sinking fund for future major expenditure.

Please note: The service charge arrangements and contributions are currently proposed and are subject to formal confirmation.



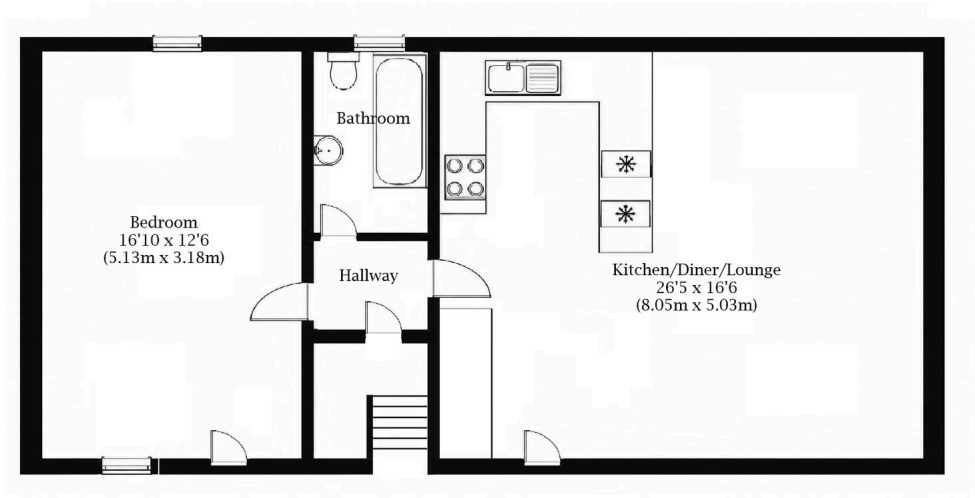
A top floor flat located in the centre of Newton Abbot town centre with accommodation comprising spacious open plan lounge / dining room / kitchen, double bedroom and bathroom with shower over bath. The property has double glazing and electric night storage heating.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms etc are approximate and no responsibility will be taken for any error.



Measurements

Lounge/Kitchen: 26'5" x 16'6" (8.05m x 5.03m)

Bedroom: 16'10" x 12'6" (5.13m x 3.81m)

Bathroom: 6'2" x 5'7" (1.88m x 1.70m)

