



Connells

Carpenters Court Church Road
Newton Abbot

Carpenters Court Church Road
Newton Abbot TQ12 1BW

for sale guide price
£120,000



Property Description

Located within the established Carpenters Court development, this well-maintained one bedroom ground floor apartment offers comfortable living in a convenient position close to the heart of Newton Abbot.

The property is entered via a welcoming entrance hall, providing access to all principal rooms. The spacious lounge is light and airy thanks to its large window and offers ample room for both living and dining furniture, creating an ideal space for relaxing or entertaining.

The separate fitted kitchen is well arranged with a range of wall and base units, work surfaces and space for appliances, making it both practical and functional.

The generous double bedroom benefits from excellent natural light and provides plenty of space for wardrobes and additional bedroom furniture. Completing the accommodation is a well-appointed bathroom fitted with a bath, wash hand basin and WC.

The apartment enjoys the benefits of ground floor living, making it easily accessible, while its convenient location places Newton Abbot's shops, cafés, supermarkets, railway station and local transport links all within easy reach.

The property would make an ideal first home or investment purchase.

Front Of The Property

Communal Entrance

Intercom system provides secure entry into the communal, well-maintained lobby leading to the main entrance of the apartment.

Entrance Hallway

Storage cupboard housing the hot water cylinder and immersion heater.

Lounge

13' 7" x 10' 9" (4.14m x 3.28m)

Double glazed window to the rear of the property and a wall mounter storage heater. Opening into the kitchen.

Kitchen

7' 5" x 7' (2.26m x 2.13m)

Double glazed window to the side of the property, wall and base units, one bowl stainless steel sink/drainer, electric hob with extractor over, oven, space for fridge/freezer, plumbing for washing machine, part tiled.

Bedroom One

10' 4" x 9' 4" (3.15m x 2.84m)

Double glazed window to the rear of the property and a wall mounted storage heater.

Bathroom

Bath with shower over and glass screen, WC, wash hand basin, extractor fan, part tiled.

Rear Of The Property

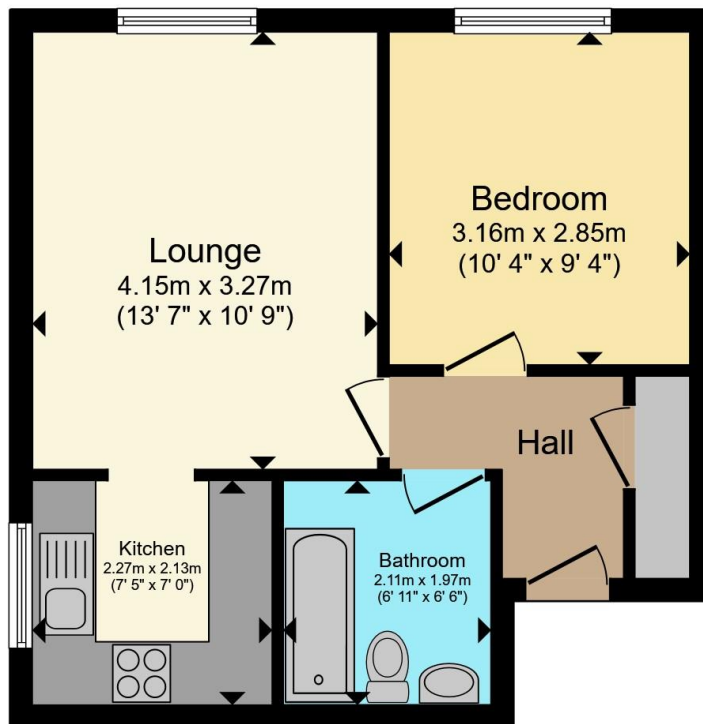
Outside, you will find one allocated parking space, with more parking available on-road nearby where a residents' parking permit scheme is in operation.

Agents Note

Annual Service Charge: £600 per year

Lease: 962 years remaining on the lease





Total floor area 37.4 m² (403 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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4 Bank Street
 NEWTON ABBOT TQ12 2JW

EPC Rating: C Council Tax
 Band: A

Service Charge: 600.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/NAB313457

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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