





Flat 37, Hometeign House Salisbury Road, Newton Abbot

£60,000 Leasehold

One Bedroom Retirement Apartment • Popular Hometeign House Development • Newton Abbot Town Centre Location • Spacious Lounge with Electric Fireplace • Fitted Kitchen with Integrated Oven & Hob • Generously Sized Double Bedroom • Built-in Wardrobe & Additional Storage • Modern Shower Room with Walk-in Shower • Spacious Communal Residents' Lounge • Communal Kitchen & Laundry Facilities

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Situated in the heart of Newton Abbot town centre, this well-presented **one-bedroom retirement apartment, benefiting from new carpets throughout**, offers comfortable, low-maintenance living within the popular Hometeign House development. Ideally positioned for easy access to local shops, supermarkets, cafés, restaurants and transport links, the property is perfect for those looking to enjoy independent living with the added benefit of communal facilities and a welcoming community atmosphere.

The accommodation is accessed via an entrance hallway with a useful built-in storage cupboard, leading through to a bright and spacious lounge. This comfortable living area benefits from a large window allowing plenty of natural light to fill the room, together with an attractive contemporary electric fireplace creating a cosy focal point. The newly fitted carpets provide a fresh and welcoming feel throughout the apartment.

An archway from the lounge leads into the fitted kitchen, which features a range of wood-effect wall and base units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric oven, hob and extractor hood, with further space for a fridge/freezer.

The generously proportioned double bedroom enjoys a pleasant outlook through a large window and benefits from a built-in wardrobe, providing convenient storage.

Completing the accommodation is a modern shower room, thoughtfully designed with accessibility in mind. Features include a walk-in shower with fitted seat and grab rails, a wash hand basin with vanity storage, WC, easy-clean, grout-free wall panels and heated towel rail.

Hometeign House offers a range of excellent communal facilities designed to provide residents with both convenience and opportunities to socialise. These include a spacious and welcoming residents' lounge, ideal for meeting neighbours and enjoying organised activities, a communal kitchen and a well-equipped laundry room.

The development enjoys a highly convenient central location, with Newton Abbot's wide range of amenities close at hand. The town offers a variety of independent shops, national retailers, cafés, healthcare facilities and leisure opportunities, together with excellent public transport connections, including bus services and a mainline railway station.

Broadband Speed Ultrafast 1000 Mbps (According to OFCOM) Teignbridge Council Tax Band A (£1809.85 2026/2027)

Service Charge = £2,589 to be paid in two instalments. Ground Rent = £454 also paid in two instalments. Lease 99 years from 01/09/1984

Hometeign House is a retirement development with a minimum age requirement of **60 years for single occupancy**. Where the apartment is occupied by two people, one resident must be aged 60 or over, with the second resident being a minimum of 55 years of age.

Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.







Measurements

Lounge – 17'5" x 10'5" (5.31m x 3.18m)

Kitchen – 7'2" x 5'5" (2.18m x 1.65m)

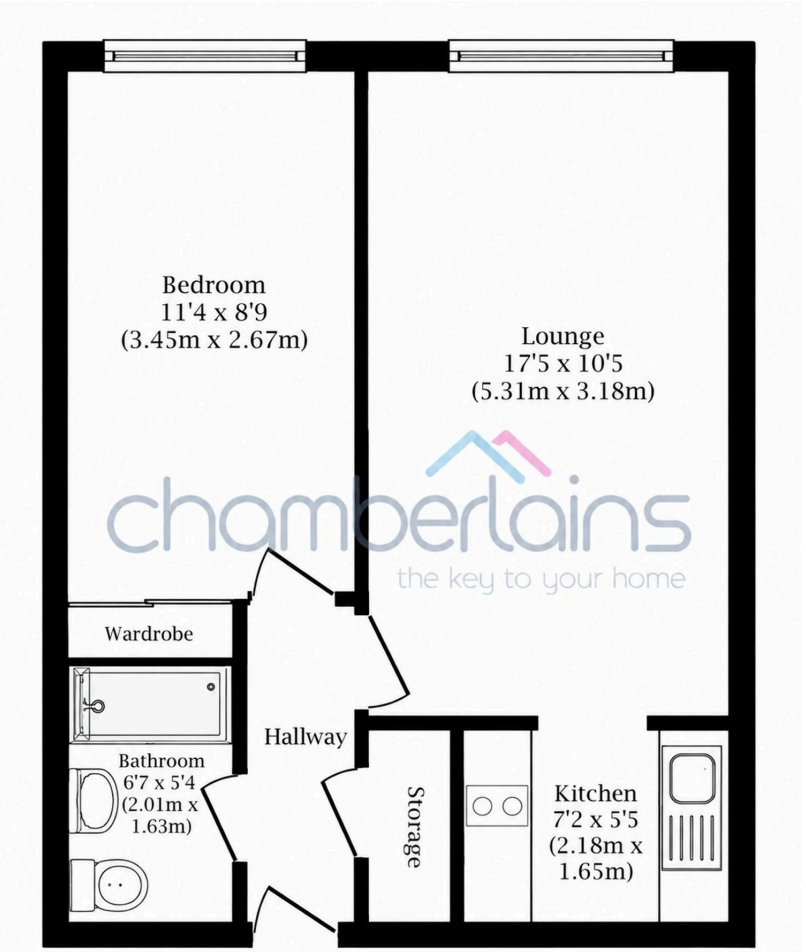
Bedroom – 11'4" x 8'9" (3.45m x 2.67m)

Bathroom – 6'7" x 5'4" (2.01m x 1.63m)









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.

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