



Connells

Hopkins Lane
Newton Abbot



Property Description

Situated in a convenient central location, this property is a spacious and well-maintained two bedroom apartment that combines character with practical modern living.

Accessed via its own private entrance from an attractive courtyard, the property opens into a welcoming hallway providing access to all principal rooms.

The generous lounge is a bright and inviting living space, enhanced by a large front-facing sash window and feature fireplace, creating the perfect setting for relaxing or entertaining.

The fitted kitchen offers a practical layout with a range of wall and base units, ample worktop space, integrated sink and space for freestanding appliances, making it well suited to everyday cooking.

There are two well-proportioned bedrooms, including a double principal bedroom and a versatile second bedroom that could equally serve as a guest room, home office or nursery.

The family bathroom comprises a panelled bath with shower over, WC and wash hand basin.

Located within walking distance of Newton Abbot's shops, cafés, restaurants, train station and local amenities, the property enjoys excellent transport links and is ideally placed for commuters and those looking to enjoy everything the town has to offer.

Whether you're a first-time buyer or downsizer, this is an excellent opportunity to acquire a spacious apartment in a sought-after and convenient location.

Front Of The Property

Off-street allocated parking and own entrance.

Entrance Hallway

Access to all principal rooms.

Lounge

15' 2" x 12' 1" (4.62m x 3.68m)

Single glazed sash window to the front of the property, feature fireplace, two storage cupboards.

Kitchen

12' 2" x 8' 11" (3.71m x 2.72m)

Double glazed window to the rear of the property, wall and base units, one bowl stainless steel sink/drainer, electric hob with extractor over, oven, plumbing for dishwasher.

Bedroom One

12' 2" x 11' 9" (3.71m x 3.58m)

Single glazed sash window with secondary double glazing to the front of the property.

Bedroom Two

12' 4" x 7' 9" (3.76m x 2.36m)

Double glazed window to the rear of the property.

Bathroom

Bath with shower over, WC, vanity wash hand basin with storage below and a storage cupboard.

Agents Note

Remaining Lease: Recently renewed to 125 years.

Ground Rent: £50 per year

Service Charge/Buildings Insurance: £380 per year

Share of Freehold.

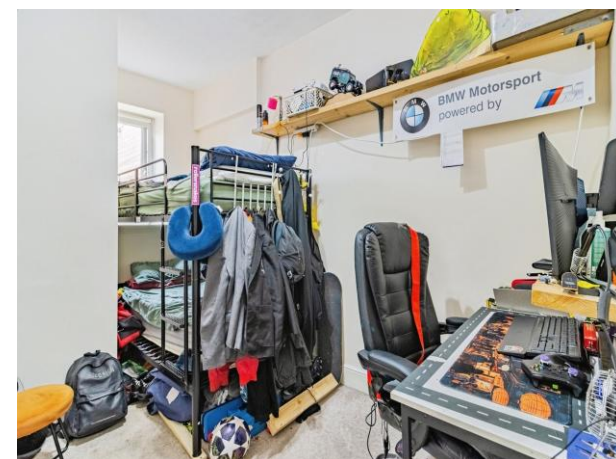




Total floor area 62.2 m² (669 sq.ft.) approx

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

Connells



To view this property please contact Connells on

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4 Bank Street
NEWTON ABBOT TQ12 2JW

EPC Rating: E Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/NAB313446

This is a Leasehold property with details as follows; Term of Lease 99 years from 28 Jul 1988. 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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