

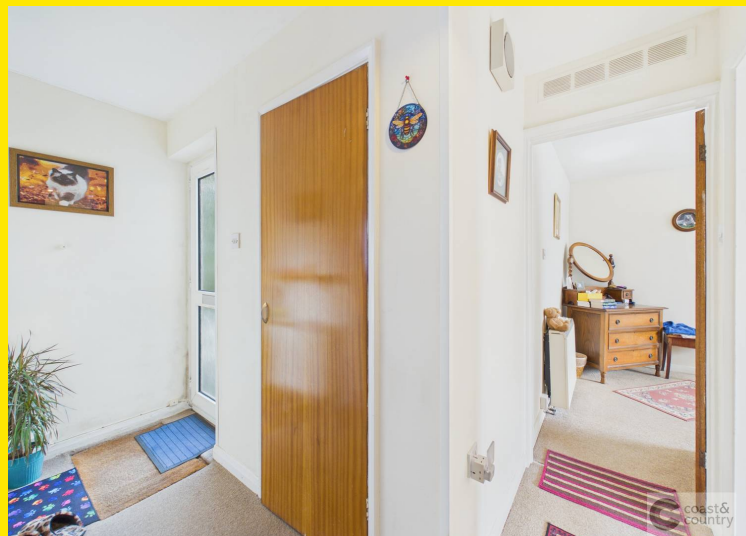


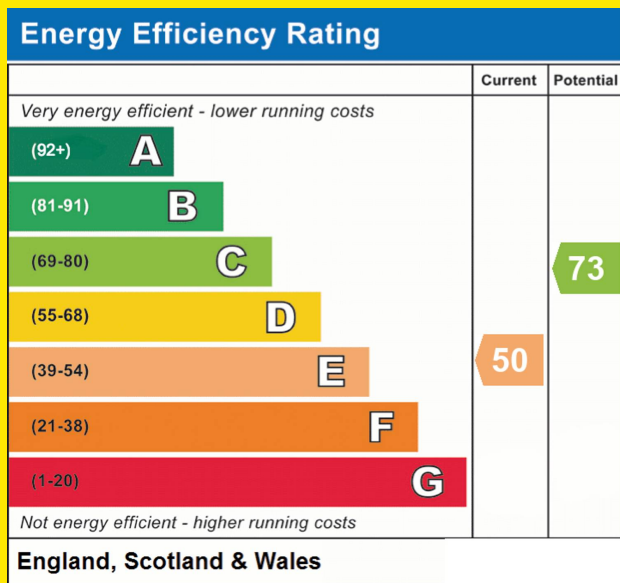
37a Knowles Hill Road, Newton Abbot, TQ12 2PP

OIEO £125,000 Currently Freehold

Purpose Built Ground Floor Flat with its Own Private Entrance • 1 Double Bedroom • Good-Sized Living Room • Modern Kitchen & Bathroom • Well-Established and Privately Enclosed Garden • Off Road Parking Space • Electric Heating & Double Glazing. Council Tax Band A • Highly Sought-After Residential Location • Easy Access for the Town Centre • An Ideal First Time Buy or Investment Opportunity

This property is currently tenanted, and currently part of a single freehold title along with the first floor flat. If the flats are sold separately, they will receive brand new leases.





This well-presented one bedroom ground floor flat offers an excellent opportunity for first time buyers or investors, situated in a highly sought after and well established residential area. Purpose built and with its own private entrance, the property combines comfort and practicality with a modern finish throughout. The accommodation includes a spacious double bedroom, a generously sized living room, and a contemporary kitchen and bathroom, all benefiting from electric heating and double glazed windows and external door for enhanced energy efficiency and comfort. The flat's thoughtful layout and inviting interiors create a welcoming atmosphere, making it an appealing home for a range of buyers.

The location is particularly convenient, offering easy access to the town centre with its wide range of shops, cafes, and amenities. Residents benefit from excellent transport links, with bus routes and major road connections nearby for those commuting further afield. The surrounding area is well regarded for its established community feel, leisure facilities, and schools all within easy reach, providing a balanced and enjoyable lifestyle.

Accommodation is arranged on the ground floor, with a private entrance leading directly into the hallway. The good size living room provides ample space for both relaxation and entertaining, featuring a large window that allows for plenty of natural light. The modern kitchen is fitted with a range of wall and base units, offering practical work surfaces and space for appliances, while the contemporary bathroom is finished to a high standard with quality fittings and a clean, neutral décor. The double bedroom is well proportioned and provides comfortable accommodation with space for additional furnishings.

Garden
A particular feature of the ground floor flat is the unusually generous rear garden, mainly laid to lawn for easy maintenance. South-facing, and privately enclosed, the garden is a real bonus.

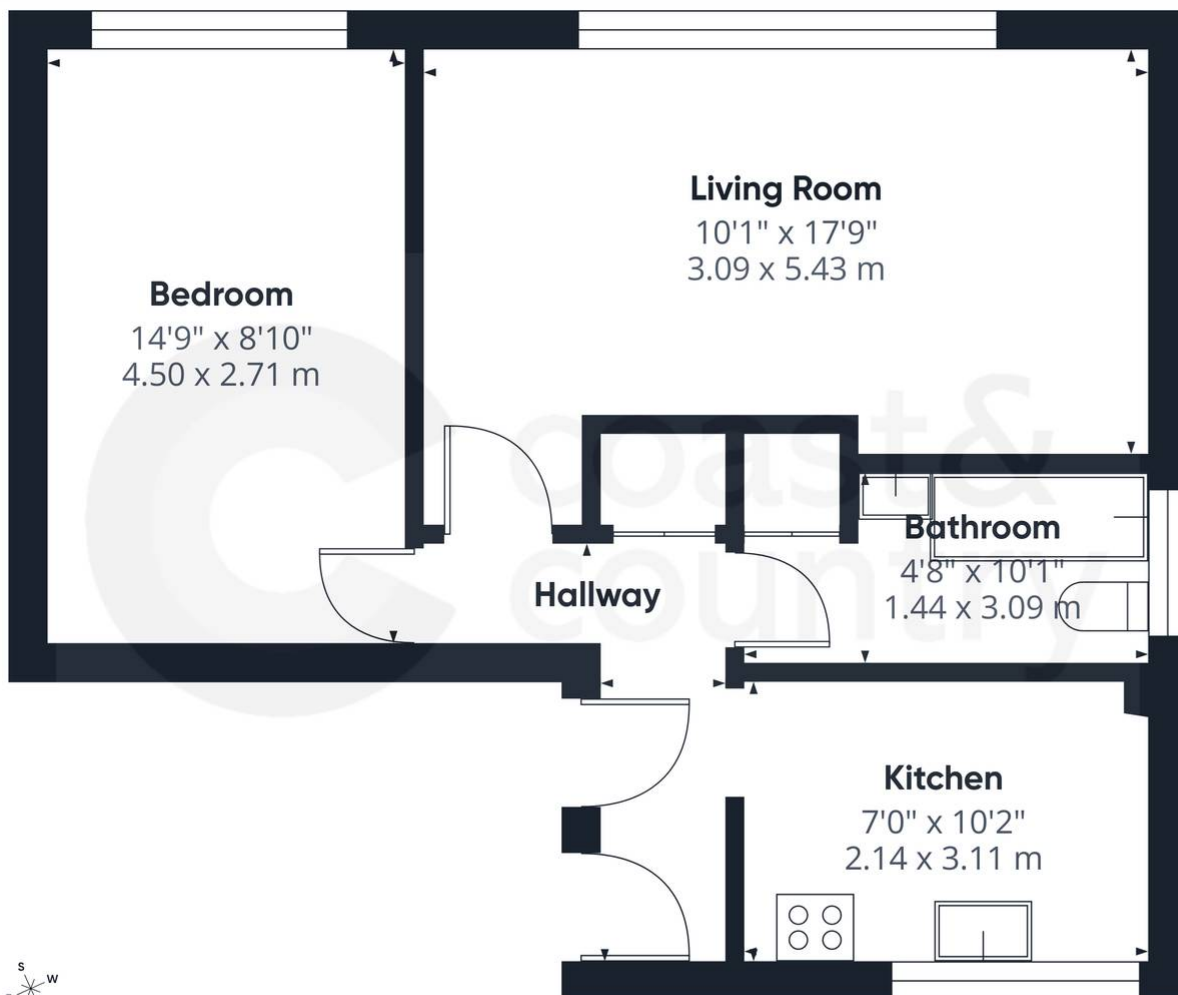
Agent's Notes

Council Tax: Currently Band A

Tenure: Leasehold

Mains water. Mains drainage. Mains electricity. Electric heating.

This apartment is currently one of 2 on a single freehold title. If the apartments are sold separately, they will receive brand new leases.



Approximate total area^m
491 ft²
45.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.