



Connells

Courtyard Flat The Grange
Stokeinteignhead Newton Abbot



Property Description

Situated within the attractive and historic The Grange, this well-proportioned ground floor apartment offers generous accommodation, character features and a pleasant courtyard setting, all within the popular village of Stokeinteignhead.

The property is accessed via its own entrance, opening into a welcoming hallway that provides access to all principal rooms. The heart of the home is the open-plan kitchen/dining/living area, a spacious and sociable room ideal for both everyday living and entertaining. The kitchen is fitted with a range of wall and base units, providing ample storage and worktop space, while the living area benefits from good natural light and a comfortable layout.

The apartment offers three bedrooms, providing flexible accommodation to suit a variety of needs, whether as sleeping accommodation, a home office or guest space. These rooms are served by a bathroom.

Externally, the property enjoys a private courtyard area, offering a pleasant outdoor space for seating or potted plants, along with access to the surrounding private gardens. The apartment further benefits from allocated parking, adding to the practicality of the home.

Stokeinteignhead is a highly regarded village offering a strong community feel, village amenities and excellent access to nearby countryside walks. Newton Abbot, Teignmouth and the coast are all within easy reach, along with road and rail connections.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Of The Property

One allocated parking space.

Entrance Hallway

Storage cupboard, loft hatch and a wall mounted radiator. Archway into the main living area.

Kitchen/Living Room

18' 5" x 16' 1" (5.61m x 4.90m)

Single glazed window to the front and two double glazed windows to the rear.

The living area comprises a feature fireplace with coal effect fire, storage cupboard and door to inner hallway and door to bedroom three.

The kitchen comprises wall and base units, one bowl stainless steel sink/drainer, space for oven, space for fridge/freezer, plumbing for washing machine, wall mounted gas boiler and part tiled walls.

Bedroom One

13' 1" x 10' 10" (3.99m x 3.30m)

Single glazed window to the front of the property with fitted shutters, built in wardrobes/storage and a wall mounted radiator.

Bedroom Two

12' 10" x 8' 2" (3.91m x 2.49m)

Double glazed window to the front of the property, built-in storage and a wall mounted radiator.

Bedroom Three

7' 9" x 7' (2.36m x 2.13m)

Single glazed window to the front of the property built-in storage and a wall mounted radiator.

Bathroom

Bath with shower over and storage beneath, WC, wash hand basin, fully tiled and a wall mounted heated towel rail.

Outside

Low maintenance outside space with a handy storage shed. There is a right of access gate to the neighbouring property.

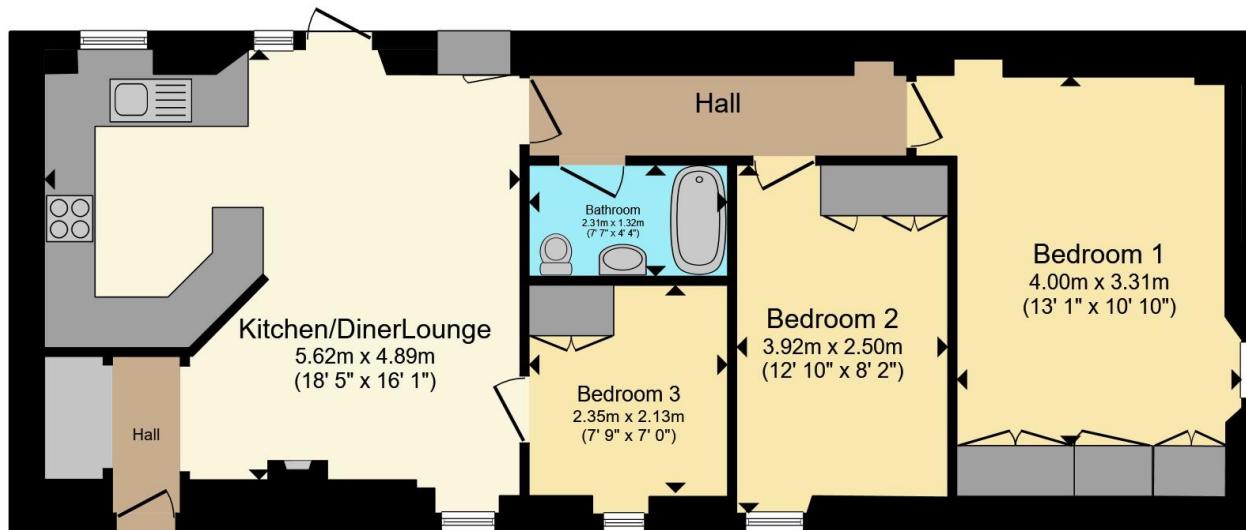
Agents Note

Service Charge - £125 per month

Ground Rent - £20 per year

59 years remaining on the lease.





Floor Plan

Total floor area 76.6 m² (825 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: D
 Council Tax
 Band: B

Service Charge:
 1500.00

Ground Rent:
 240.00

Tenure: Leasehold

view this property online connells.co.uk/Property/NAB313198

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1986. 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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Property Ref: NAB313198 - 0003