

SIMPLY GREEN



**Lydford House, Hameldown Way, Newton Abbot, TQ12 2DG**  
Newton Abbot

Guide Price  
**£80,000**



**Bedrooms: 1 | Bathrooms: 1 | Receptions: 1**

- No Chain!!
- Over 60s
- Lift Access
- Electric Wheelchair Friendly Front Door
- Open Plan Living Space
- Far Reaching Views
- Communal Parking & Garden
- Close To Local Amenities
- Retirement Complex
- Tenure - Leasehold

**Property Type:** Flat

**Council Tax Band:** A

**Tenure:** Leasehold



A Well-Presented No Chain One-Bedroom Retirement Apartment in the Desirable Hameldown Way Development.

This thoughtfully designed and beautifully maintained second-floor apartment offers comfortable, independent living within the highly sought-after Hameldown Way retirement community. Perfect for those seeking peace of mind and a friendly, supportive environment, the property benefits from modern facilities, communal spaces, and a convenient location close to Newton Abbot town centre.





## Accommodation

Accessed via lift or stairs, the apartment opens through a secure electric front door with disabled access into a welcoming entrance hallway. Here you'll find coved ceilings, a smoke alarm, loft access, a consumer unit, and a generous storage cupboard housing the shelving and immersion tank. The bright and spacious open-plan lounge enjoys large double-glazed windows and an electric night storage heater, creating a warm and inviting atmosphere. The adjoining modern kitchen is fitted with contemporary wall and base units, tiled splashbacks, coved ceilings, an induction hob, Lamona eye-level oven, and space with plumbing for additional appliances such as a fridge freezer and washing machine. The shower room is stylishly tiled and features a walk-in electric power shower, pedestal washbasin, low-level WC, extractor fan, and vanity mirror. The principal bedroom is generously proportioned and enjoys pleasant front-facing views through a uPVC double-glazed window, along with an electric radiator for added comfort.

## Development Features

Residents of Hameldown Way benefit from an excellent range of communal facilities, including:

- A welcoming residents' lounge for socialising and optional group activities
- A laundry room and well-maintained landscaped gardens
- An a part time on-site manager and 24-hour Careline emergency assistance
- Secure electronic door entry system
- Communal parking and a bin store
- Convenient, level access to nearby riverside walks and Osborne Park

## Location

Lydford House is ideally situated on Hameldown Way – a level, convenient location just off Newton Abbot town centre and close to the banks of the River Lemon. The market town offers a comprehensive range of local amenities, including shops, supermarkets, leisure facilities, parks, and sports clubs. Excellent transport links include a mainline railway station with direct services to London Paddington, a nearby bus station, and easy access to the A380 dual carriageway leading to Exeter and Torbay.

## Additional Information

Service Charge (including Ground Rent): Approx £247.00 per calendar month

Lease: 125 years from 1988

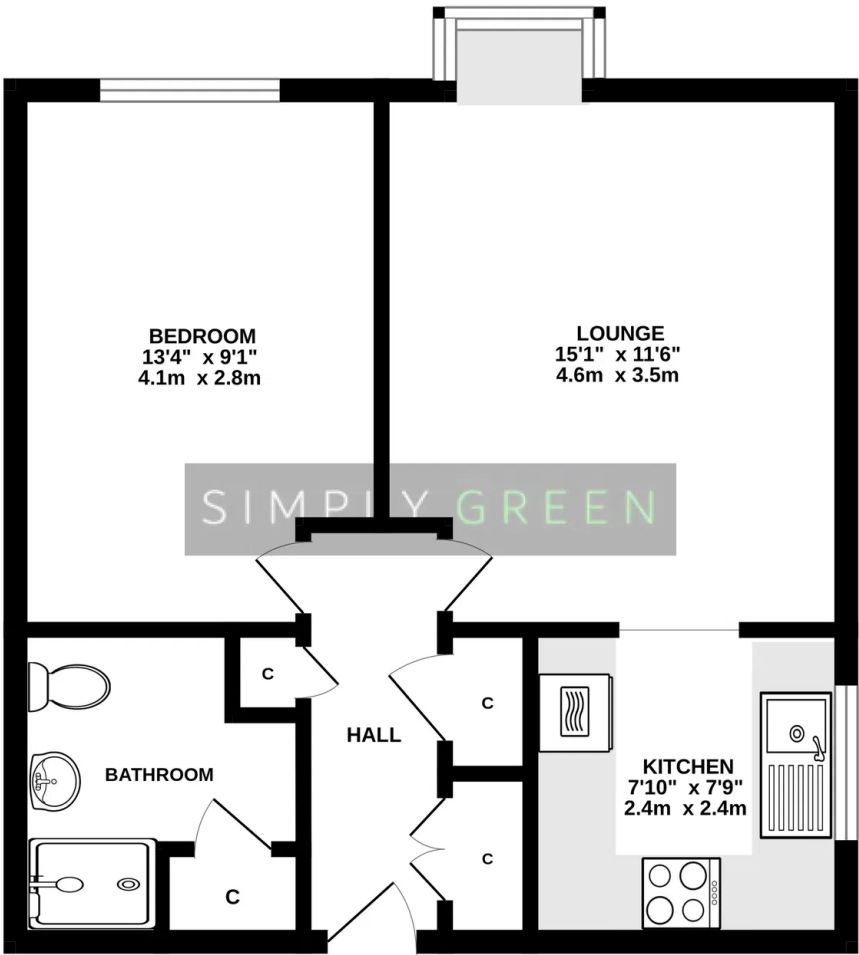
Age Restriction: Over 60s only

Services: Mains Electricity, Water, and Drainage



## Local Authority

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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AND

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