





Flat 14, Haccombe House, Newton Abbot - TQ12 4SJ

Guide £98,000 Leasehold

Video Walk-Through Available • Maisonette in Converted Manor House • 2 Bedrooms • Dual-Aspect Lounge • Kitchen/Diner and Utility Room • Bathroom with Separate Shower Cubicle • Superb Communal Grounds • Resident and Visitor Parking • Grade II Listed















This stunning Grade II listed manor house was built on the site of an ancient hall and never fails to impress, with its imposing frontage boasting an elegance of charm and sophistication and will make any buyer feel like lord of the manor.

Converted in the 1980s, there are 27 apartments within Haccombe House, and this spacious maisonette is situated to the rear and boasts its own private entrance. With high ceilings and large sash windows, this two-bedroom apartment also benefits from a large open plan reception hallway/kitchen/diner and calor gas central heating. The property would suit a variety of buyers and make an ideal first purchase, investment for letting or second home. This attractively priced home must be viewed to appreciate the idyllic location and accommodation on offer.

Haccombe is a small picturesque hamlet within the heart of the countryside with a small 14th century church on the edge of the communal gardens. The highly sought-after village of Combeinteignhead is close-by with a village shop, primary school and a popular public house/restaurant. The pretty coastal towns of Teignmouth and Shaldon, along with the larger market town of Newton Abbot, are within a short drive with an abundance of shopping and leisure facilities and transport links.

Accommodation

A part glazed entrance door leads into a reception hallway/kitchen/dining room which is on two levels and is a spacious open plan room with laminate flooring and stairs to first floor from the reception hallway. Steps lead down to the kitchen/dining room which is fitted with a range of wall and base units with work surfaces, tiled splashbacks, inset sink unit and spaces for appliances along with laminate flooring and storage cupboards. A multi glazed door leads to the utility room and a further door to the bath/shower room with white suite comprising panelled bath, shower cubicle, high level wc and wash basin.

On the first floor the landing leads to two bedrooms and the lounge which is dual-aspect and has a large sash window enjoying a pleasant outlook over the communal garden.

Gardens

Outside there are beautiful communal gardens mainly laid to lawn with picnic area at the front and the rear has a small lawn with flower and shrub borders.

Parking

There is resident parking and visitor parking.

Agent's Notes

This property is Grade II listed.

Council Tax: Currently Band B

Lease: 999 years from 1983

Service Charges: Currently £219 pcm

Ground Rent: £25 per annum

Review Period: Annually

Services: Mains electricity. Mains water. Mains drainage. Calor gas.

There are some quite large future expenditures planned which will mean substantially higher maintenance charges. These figures are unquantifiable. The managing agents, First Port, may be able to supply current information as this is an ongoing situation.

This property is currently tenanted.

EPC Energy Efficiency Rating: F



Ground Floor



Floor 1

Approximate total area

903 ft²

83.8 m²

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

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Disclaimer: Any information provided is purely a guide and is noncontractual. 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 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 ± 0.1m. 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. To ensure compliance with HMRC's Anti Money Laundering and Source of Funds regulation, we use Smart Compliance. Purchasers and those providing funds towards a purchase are required to complete this compliance process, for which there is a £75.00 charge.