



Our View “An ideal first-time purchase or investment”

A spacious first-floor, two-bedroom apartment which provides a fantastic first-time purchase or rental investment opportunity, located in the heart of Newton Abbot and being sold with no onward chain.

The accommodation begins with the entrance hallway, with access to a useful storage cupboard with shelving and a meter cupboard. A door provides access to a very spacious living/dining room, which features high ceilings and large sash windows to the front. Next to this is the kitchen/breakfast room, which features a matching range of wall and base-level units, a stainless steel mixer tap with sink and drainer, a built-in oven with ceramic hob and extractor hood with light above, and space for a fridge/freezer and washing machine. There is wood-effect flooring and a wall-mounted combination boiler.

Continuing through the entrance hallway, you have access to the two double bedrooms, both of which feature large windows to either the front or rear. The master bedroom has built-in storage. Completing the accommodation is the shower room, comprising a low-level flush WC, pedestal wash hand basin, and a mains-fed shower.

Kitchen 10' 6" (3.2m) x 8' 10" (2.7m)
 Lounge / Diner 18' 4" (5.6m) x 7' 7" (2.3m)
 Bedroom 1 12' 10" (3.9m) x 10' 10" (3.3m)
 Bedroom 2 10' 6" (3.2m) x 8' 2" (2.5m)
 Bathroom 8' 2" (2.5m) x 5' 7" (1.7m)

Agents Notes Council Tax Band: Band B Lease 115 years remaining Building Insurance Approx £100 per annum Ground Rent Approx £100 per annum Maintenance ¼ share of exterior

- Spacious first floor apartment
- Bright and spacious living / dining room
- Kitchen / breakfast room
- Two double bedrooms
- Shower room
- Town centre location
- No chain





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)

