

**SAMPLE
MILLS**



**Lydford House
Hameldown Road
Newton Abbot
Devon
TQ12 2DG**

£125,000
LEASEHOLD





**Lydford House, Hameldown Road,
Newton Abbot, Devon TQ12 2DG**

£125,000 Leasehold

A 2 bedroom Warden assisted Ground Floor Flat situated just off the town centre, close to Courtenay and Osborne Park, shopping facilities, library, cinema, doctors, dentists, leisure centre, pubs and restaurants, together with gaining easy bus routes to local nearby towns plus the main railway line to London Paddington.

The accommodation internally comprises entrance hallway, lounge, kitchen with built-in oven and hob, 2 bedrooms and a bathroom.

Further benefits include intercom system, well-maintained communal gardens with seating area, communal parking, residents' lounge and communal laundry room, plus stairs and lift leading up to the first floor.

The property is being sold with **NO CHAIN** and is ideal for those looking for a warden assisted flat close to town on a level location.

Viewing is highly recommended.



Communal Entrance Hallway

Hard wood door to:

Entrance Hallway

Dimplex Quantum heater. Smoke detector. Airing cupboard with tank and shelving. Door through to:

Lounge Area – 4.50m x 3.80m (14'9" x 12'6")

Double glazed windows to the front and to the side. Dimplex Quantum heater serving hot water and central heating. Storage cupboard with shelving. Door through to:

Kitchen – 2.60m x 2.30m (8'6" x 7'7")

Incorporating a range of fitted base units. Rolled edge worktop surface areas. Built-in stainless steel single oven with stainless steel hob. Wall mounted cupboards. Part tiled walls. Stainless steel drainer with mixer taps over. Double glazed windows to the front. Dimplex Quantum heater. Plumbing for washing machine. Space for fridge/freezer. Vinyl flooring.

Bedroom 1 – 3.60m x 3.10m (11'10" x 10'2")

Looking to the side and over towards Osborne Park. Alarm pull cord. Wall mounted heater.

Bedroom 2 – 3.10m x 2.00m (10'2" x 6'7")

Looking over the front towards Tuckers Malting. Dimplex heater. Coving to ceiling.

Bathroom

Walk-in shower. Low level w/c. Wash-hand basin. Light.

Outside

Well-maintained communal gardens with seating area and communal parking.

Communal Facilities

Residents' lounge and laundry room. Stairs and lift leading up to the first floor.

Agent's Note

Council Tax Band: 'B' £2012.19 for 2025/26

EPC Rating: 'D'

Long Term Flood Risk: Low/Very Low

Tenure: Leasehold

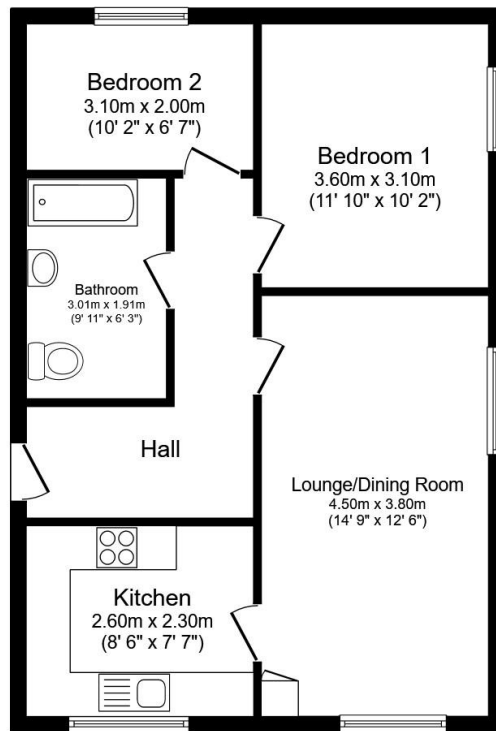
Length of Lease: 125 years from 1988

Service Charge: £246.30 per month (inc Building Insurance)

Age Restriction: Over 60

Pets: Both cats and dogs are generally accepted, but when it dies you cannot replace it.





Floor Plan
Floor area 59.5 sq.m. (640 sq.ft.)

Total floor area: 59.5 sq.m. (640 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

[rightmove](https://www.rightmove.co.uk) [Zoopla.co.uk](https://www.zoopla.co.uk) [PrimeLocation.com](https://www.prime-location.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

S712 Ravensworth 0191 917 9331