



Connells

Chicory Close
Newton Abbot



Property Description

Located within a sought-after modern development, this superbly presented first floor apartment offers bright, spacious and contemporary accommodation throughout.

The welcoming entrance hall provides access to all principal rooms, creating a practical and well-designed layout. The standout feature of the home is the impressive open-plan kitchen, dining and living space, measuring over 21ft in length, offering plenty of room for relaxing, entertaining and dining. The stylish fitted kitchen benefits from a range of modern wall and base units, generous worktop space and integrated cooking appliances, while large windows flood the room with natural light.

The apartment offers two bedrooms, including a generous principal bedroom and the second bedroom is ideal as a guest room, child's bedroom or home office, making the property well suited to a variety of lifestyles.

A contemporary family bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC, finished with modern tiling.

Further benefits include gas central heating, double glazing, allocated parking and well-maintained communal areas.

Ideally positioned on the outskirts of Newton Abbot, the property enjoys easy access to the town centre, supermarkets, schools, leisure facilities and excellent road and rail links, making it perfect for commuters travelling to Exeter, Torbay and beyond.

Front Of The Property

Allocated parking space, bin store and bike shed. Entrance into the communal hallway.

Entrance Hallway

Intercom system, built-in storage cupboard and a wall mounted radiator.

Kitchen/Living Area

21' 11" x 11' 6" (6.68m x 3.51m)

Kitchen - Double glazed window to the front of the property, wall and base units, one and a half bowl stainless steel sink/drainer, gas hob with extractor over, oven, plumbing for washing machine and space for fridge/freezer.

Lounge - Double glazed window to the front and side of the property, media wall with feature electric fire and a wall mounted radiator.

Bedroom One

15' 8" x 11' 2" (4.78m x 3.40m)

Double glazed window to the rear of the property with fitted shutters and a wall mounted radiator.

Bedroom Two

9' 9" x 8' 9" (2.97m x 2.67m)

Double glazed window to the rear of the property with fitted shutters and a wall mounted radiator.

Bathroom

Bath with shower over and glass screen, WC, wash hand basin and a wall mounted radiator.

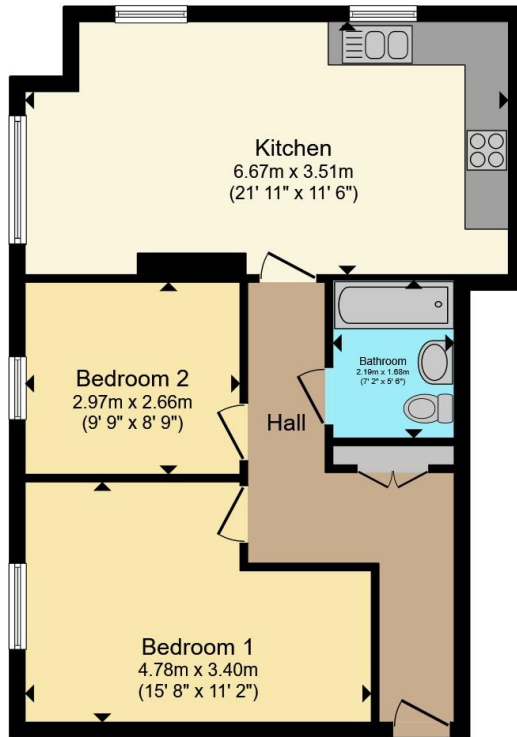
Agent Notes

Ground Rent - £125 per year

Service Charge - £1,200 per year

Remaining Lease - 119 years remaining (125 years from 01/01/19)





Total floor area 59.3 m² (638 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



To view this property please contact Connells on

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4 Bank Street
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EPC Rating: B Council Tax Band: B

Service Charge: 1200.00

Ground Rent: 125.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/NAB313470](https://www.connells.co.uk/Property/NAB313470)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. 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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