



**Connells**

Plantation View College Road  
Newton Abbot



## Property Description

Plantation view is a charming and thoughtfully arranged apartment, situated in a sought-after location on College Road. The property offers a welcoming and light-filled interior designed to provide comfortable modern living.

Upon entering you are greeted by a well proportioned hall way with access to all downstairs living accommodation.

The Three bedrooms are generously sized, two of which benefit from an ensuite shower room; a third bathroom opposite bedroom three serves as a family bathroom.

The property has a new high performance condensing gas boiler, still under warranty, and has been retrofitted with encapsulated high performance low energy LED downlighters throughout.

Two split-cassette air source heat pumps have also been installed, which offer heating and cooling with a coefficient of performance of 4.0, providing unparalleled heating and cooling at extremely low cost.

## Front Of The Property

Allocated parking in front of the garage. Steps to the side of the building take you to the main entrance of the apartment.

## Entrance Hallway

Spacious hallway providing access to all principal rooms, storage cupboard and a spiral staircase to the first floor.

## Lounge

17' 8" x 16' 8" ( 5.38m x 5.08m )  
Double glazed windows and French doors leading out to the balcony, wall mounted radiator and a split cassette air source heat pump.

## Kitchen

11' 11" x 11' 10" ( 3.63m x 3.61m )  
Double glazed window to the side of the property, wall and base units, one and a half bowl stainless steel sink/drainer, induction hob with extractor over, integrated eye-level double oven, plumbing for washing machine, integrated dishwasher,

## Bedroom Two

11' 1" x 10' 10" ( 3.38m x 3.30m )

Double glazed window and door leading to the balcony, built-in wardrobes and bedside units and a wall mounted radiator. Door to ensuite.

## Ensuite

Shower cubicle, WC, wash hand basin, part tiled and a heated towel rail.

## Bedroom Three

11' x 7' 7" ( 3.35m x 2.31m )

Double glazed window and a wall mounted radiator.

## Bathroom

Obscured double glazed window, bath with shower over and glass screen, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

## First Floor

Spiral staircase to the upper floor.

## Bedroom One

Two velux windows with far reaching views, built-in wardrobes and drawer units, two loft storage cupboard, split cassette air source heat pump.

## Ensuite

Velux window, shower cubicle, WC, wash hand basin, part tiled.

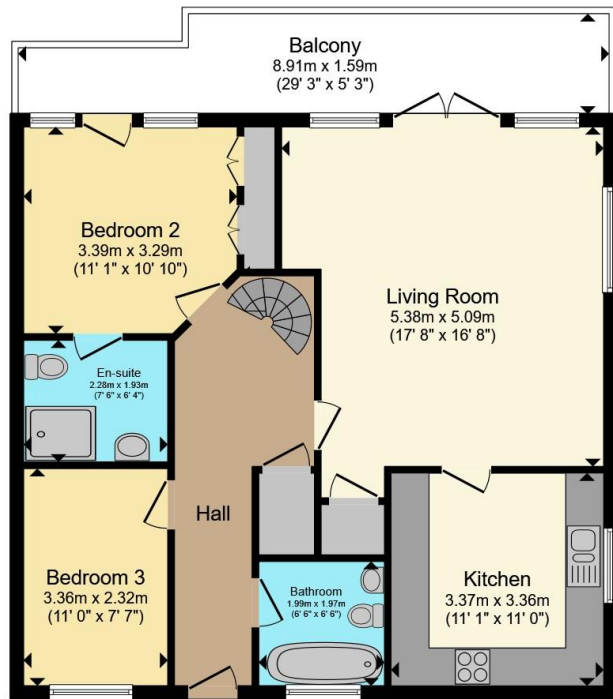
## Agents Note

985 years remaining on the lease.

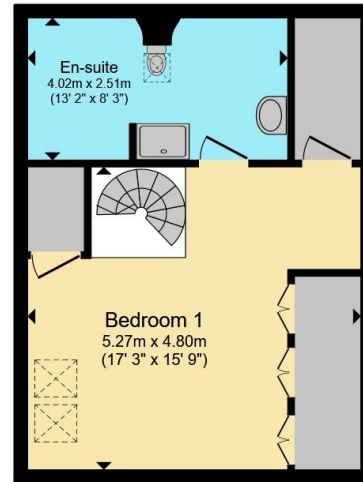
Service Charge - £162 pcm

Share of Freehold





**Ground Floor**



**First Floor**

Total floor area 118.8 m<sup>2</sup> (1,279 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](http://www.propertybox.io)



To view this property please contact Connells on

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4 Bank Street  
 NEWTON ABBOT TQ12 2JW

EPC Rating: B

Council Tax  
 Band: D

Service Charge:  
 1944.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NAB313304](http://connells.co.uk/Property/NAB313304)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012. 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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Property Ref: NAB313304 - 0004