

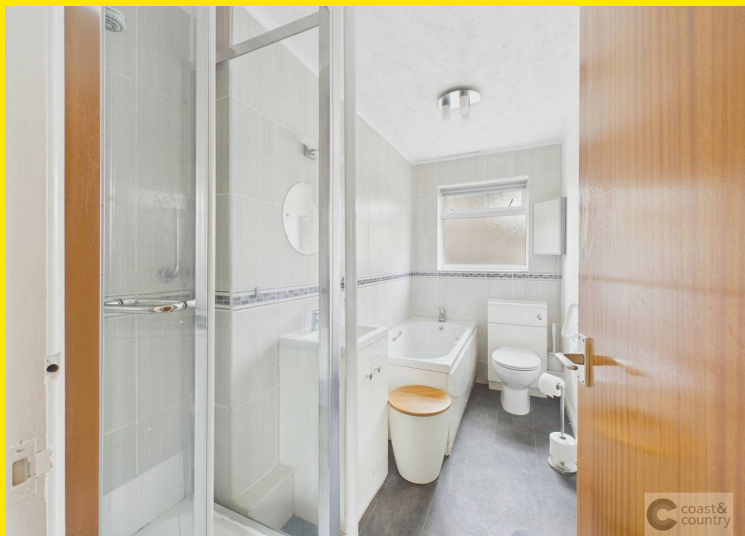


37b Knowles Hill Road, Newton Abbot, TQ12 2PP

OIEO £155,000 Currently Freehold

Spacious Purpose Built First Floor Apartment with Private Entrance • Fabulous Far Reaching Open Views • Two Good-Sized Bedrooms • Spacious Living Room with Space for Dining & Sitting Furniture • Modern Kitchen & Bathroom with Bath & Separate Shower Cabinet • Lovely Established & Privately Enclosed Rear Garden • Integral Garage with Electric Door & Driveway Parking Space • Enclosed Balcony • Highly Sought-After Location Close to Town. • Gas Central Heating & Double Glazing

This property is currently part of a single freehold title along with the ground floor apartment. If they are sold separately, they will be given brand new leases.





This beautifully presented two bedroom first floor apartment offers a rare combination of space, comfort, and privacy in a highly sought after residential area close to town. Purpose built and benefiting from its own private entrance, the property is designed for modern living with a spacious layout, far-reaching open views across the town to Wolborough Hill, and an abundance of natural light throughout. The generous living room provides ample space for both dining and sitting furniture, making it ideal for relaxing or entertaining, while an enclosed balcony offers an inviting spot to enjoy the surrounding outlook in all seasons. The contemporary kitchen is well appointed with modern units and integrated appliances, complemented by a stylish bathroom featuring both a bath and a separate shower cabinet for added convenience. Both bedrooms are of good size and offer flexible accommodation, suitable for a variety of needs. Further benefits include gas central heating, double glazed windows and external doors, ensuring year round comfort and energy efficiency. This apartment presents an excellent opportunity for buyers seeking a quality home in a prime location with easy access to local amenities, transport links, and the vibrant community of the nearby town centre.

Boasting a private and enclosed rear garden, featuring well-established shrubs and perennials, a vegetable patch, greenhouse, pergola and paved patio area, just perfect for summer alfresco dining, as well as being south-facing, it is a real addition to this property which already ticks many boxes.

Agent's notes

Council Tax: Currently Band B

Tenure: Leasehold

Mains water. Mains drainage. Mains gas. Mains electricity.

This property is currently held on a single freehold title along with the ground floor flat. If sold separately, the apartments will be given brand new leases.



Disclaimer: Any information provided is purely a guide and is none contractual. 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 any 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 $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. 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.