

**SAMPLE
MILLS**



**Hometeign House
Salisbury Road
Newton Abbot
Devon**

£65,000

LEASEHOLD





Hometeign House, Salisbury Road, Newton Abbot, Devon

£65,000 Leasehold

A ground floor 1 bedroom Warden controlled retirement property situated in the popular residential area of Hometeign House occupying a level location and is sold with NO CHAIN.

The accommodation internally comprises entrance hallway with lounge, double bedroom with built-in wardrobes, bathroom, airing cupboard with tank and shelving, kitchen, uPVC double glazing and electric heating.

The property has some very useful facilities for the Vendors, to include laundry room, guest room, communal lounge, attractive communal gardens and guest rooms as well for incoming visitors.

The property is situated just off the town centre offering a level location of Newton abbot and providing easy access for the town, shops and all other local facilities including bus routes, main rail line station to London Paddington, whilst also having easy access for the A380, A38 and M5 motorway. The River Lemon, Templer Way, Courtenay, Forde and Osborne Parks are all a short walk away

There are parking facilities available for visitors and residents on a first come first served basis. There is also a House Manager at hand.

Viewing of this property is recommended for those seeking a retirement property.



Entrance doorway to:

Hallway

Textured ceiling. Smoke detector. Alarm pull cord. Intercom phone. Cupboard with consumer box, electric meter, smart meter and shelving. Door through to:

Bathroom – 2.97m x 1.50m (9'9" x 4'11")

Comprising 3 piece suite. Panelled bath. Wash-hand basin. Low level w/c. Tiled walls. Fitted shower. Towel rail. Dimplex heater. Wall mounted medicine cabinet.

Bedroom – 4.40m x 2.60m (14'5" x 8'6")

uPVC double glazed window looking over the front with tilt and turn windows. Built-in double wardrobe, double opening doors, hanging rail and shelving. Dimplex heater. Coving.

Lounge – 5.40m x 3.20m (17'9" x 10'6")

uPVC double glazed tilt and turn windows and door to communal garden. TV point. Coving to ceiling. Space for dining room table etc. Arch through to:

Kitchen – 3.20m x 1.60m (10'6" x 5'3")

Fitted base units. Worktop surface areas. Wall mounted cupboards. Stainless steel drainer. Strip fluorescent light.

Outside

There are communal gardens for the use of the residents.

There are parking facilities available for visitors and residents on a first come first served basis.

Agents Note

Council Tax Band: 'A'

EPC Rating: 'C'

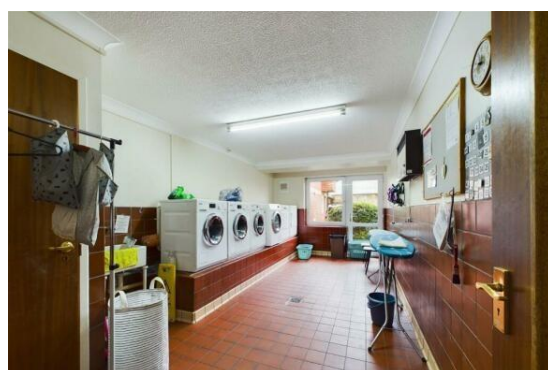
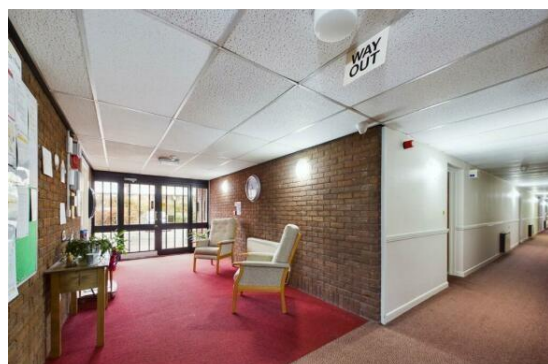
Tenure: Leasehold

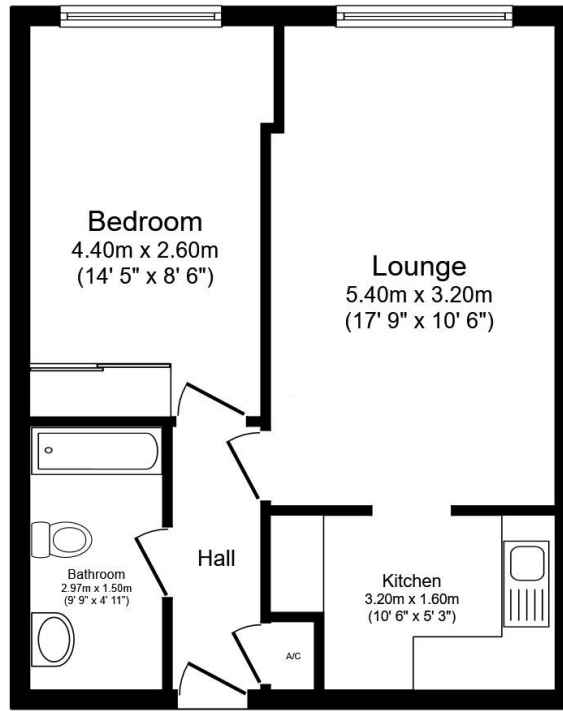
Lease: 99 years

Age Restriction: Minimum age when sharing with someone who is over 60 is 55. Minimum age for single occupancy is 60.

Maintenance Charge: £3,600 per annum

Ground Rent: £250





Floor Plan

Floor area 43.7 m² (471 sq.ft.)

TOTAL: 43.7 m² (471 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
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.