



SIMPLY GREEN

Hacombe House,  
Hacombe,  
Newton Abbot



## **NO CHAIN!**

A one bed ground floor flat apartment situated in an IDYLLIC RURAL SETTING offering communal gardens, resident's parking space and period features. The accommodation offers level access which could be suitable for wheelchair users and comprises an entrance hall, living room, bathroom, kitchen, dining area, double bedroom and dressing area / storage space.

This apartment has a particularly large footprint for a one bedroom property and an interval viewing would be recommended.

Approached via a long private driveway, surrounded by fields and enjoying views over the rolling Devon countryside, this stunning Grade II listed 18th century manor house was built on the site of an ancient hall and never fails to impress, with its imposing frontage boasting an air of charm and sophistication. Haccombe House was converted in the 1980s and there are 27 apartments in total.

Situated two and a half miles east of Newton Abbot, close to Coombeinteignhead Village and conveniently located between the pretty coastal towns of Teignmouth, Shaldon and Torquay. The bustling market town of Newton Abbot has a mainline train station with a direct link to London Paddington. The South Devon link road (A380) is easily accessed providing a route to Exeter, the M5 and beyond and also the A38 for Plymouth & Cornwall.

Next to Haccombe House is the 14th century St Blaise Church of special historic interest - remarkable for many ancient stone sculptured effigies and monumental brasses and is still holding regular services.

The apartment is located on the ground floor in the left wing of the house and is accessed via a secure entry system. It comprises one double bedroom, a country style kitchen, living room and bathroom.

A pillared entrance with a wooden door opens into a Communal Hallway. Own wooden/part glazed door into;- Hallway with a storage heater.

Lounge 9'8" x 17'9" (2.95m x 5.4m). Secondary glazed sash window facing the front and overlooking the garden. 2 Modern Electric heaters at either end of the room.

Dining Area 8'6" x 8'10" (2.6m x 2.7m). Night storage heater.

Kitchen/Breakfast Room 10'2" x 10'2" (3.1m x 3.1m). Secondary glazed sash window facing the rear. Multi-fuel burner, vinyl flooring, tiled splashbacks. Roll edge work surface, fitted wall and base units, stainless steel sink, electric oven, electric hob, recycle extractor, space for washing machine and fridge.

Large bathroom with heated towel rail, tiled flooring, part tiled walls, spotlights. Low level WC, panelled bath with shower over, pedestal sink, extractor fan. Underfloor heating.

Dressing Room 6'11" x 4'3" (2.1m x 1.3m). A built-in wardrobe.

Store Room 5'3" x 4'3" (1.6m x 1.3m). Obscure window to side. Built in cupboard.

Bedroom 7'10" x 10'2" (2.39m x 3.1m). Secondary glazed sash window facing the rear. Modern storage heater. The loft space is boarded and there is a light. Plenty of room but with height restriction.

## Outside

To the side is an allocated parking space and there is also visitor parking. The flat has use of the communal gardens that are mainly laid to lawn and exclusive use of a patio area at the front to relax on. There is an outside washing drying area.

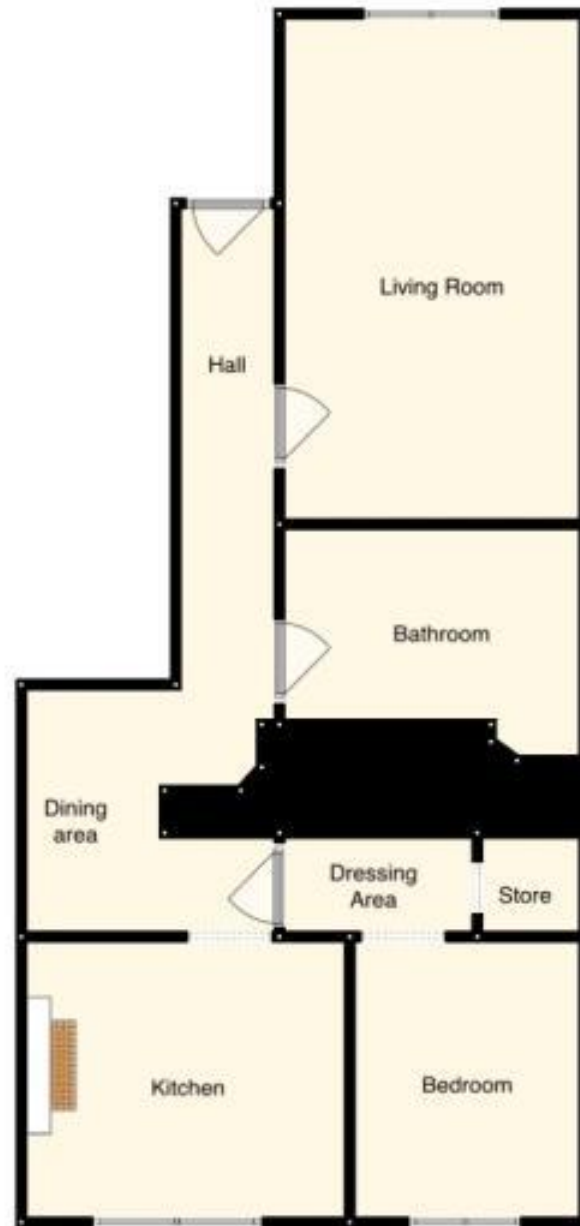














TENURE: Leasehold - 958 Years Remaining  
Maintenance Charges - £217 Per Month.

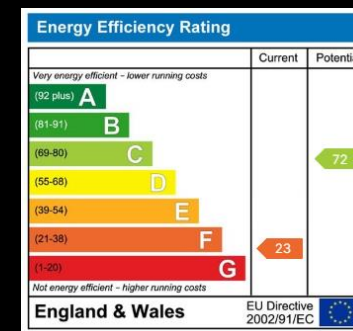
The maintenance charge for each flat at Haccombe House is carried out by Whitton and Laing and currently is £217 pm which includes water rates, buildings insurance, use of communal grounds, parking, upkeep of house and gardens, minor works, cleaning and lighting of communal areas.

Ground Rent - £25.00 Per Year / The ground rent is payable 2 x yearly.

COUNCIL TAX BAND A

For more information on this house or to arrange a viewing please call the office on:

01626 798440



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