



## Hometeign House, Newton Abbot

1x  1x 

ENERGY RATING C78

- Virtual Tour Available
- Ground Floor Retirement Apartment
- 1 Double Bedroom
- Lounge with Arch to Kitchen
- Good-sized Shower Room

- Communal Facilities
- Popular Development
- Tucked Away Location
- On the Level for Town Centre

**Guide Price:**  
**£69,950**  
LEASEHOLD

# Flat 7 Hometeign House, Salisbury Road, Newton Abbot, TQ12 2TE

A lovely light and airy ground floor purpose-built retirement flat, which has been recarpeted and redecorated, with direct access onto and enjoying a pleasant outlook over the communal gardens. Situated within Hometeign House, the apartment is spacious and accommodation comprises a lounge, modern fitted kitchen, double bedroom and shower room. Further benefits include electric heating and uPVC double-glazing.

This popular retirement development is set in a level location near the banks of the River Lemon and is close to Osborne Park. It is also a short walk away from the town centre with its excellent range of amenities. Hometeign House is a managed development with a residing house manager.

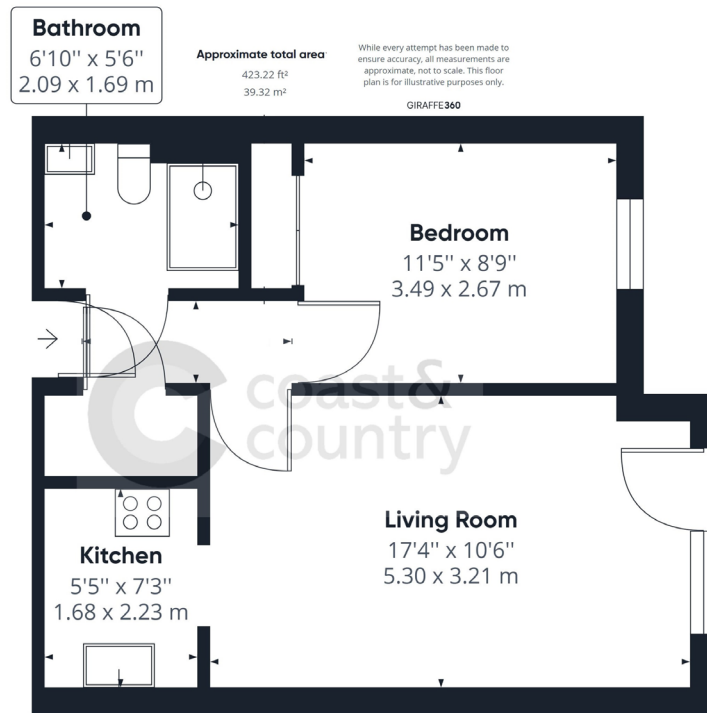
Further peace of mind is provided by the 24-hour intercom system and emergency call buttons and pull cords. There is also a comprehensive range of communal facilities for use by residents including; a guest suite, large lounge, beautifully maintained gardens, laundry facilities and a car park.

**Accommodation:** The flat's own entrance door leads to an entrance hallway with large storage cupboard. The lounge has a large double-glazed window and door leading onto the garden, enjoying a pleasant outlook and a very sunny aspect, night storage heater, wall lights and archway to the kitchen with a modern range of fitted wall and base units with rolled edge worksurfaces and tiled splashback, inset single drainer sink unit, spaces for fridge and cooker and tiled flooring. The bedroom has a uPVC double glazed window to rear enjoying a pleasant outlook over the communal garden, fitted wardrobes, wall lights and electric heater. The shower room has a tiled shower cubicle with glazed door, low-level WC, vanity wash basin and tiled walls.

Communal facilities at Hometeign House include a residents' lounge, laundry room, residents' car park (on a first come, first served basis) and delightful communal gardens.

### Directions:

From the Coast & Country offices in Queen Street. Turn right into Lemon Road. Turn right into Lemon Place. Turn left onto the Avenue (B3195). Take the third right into Templers Road and then take the second right to find Hometeign House.



### Agents Notes:

Council Tax: Currently Band A

Lease: 99 years from 1984

Service Charge: Currently £2,228.54 per annum (1 Mar 23 – 29 Feb 24).

Ground Rent: Currently £454.50 per annum, paid in two instalments.

Review Period: Annually in March.

Mains water. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	78   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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