



## Lydford House, Newton Abbot

2x  1x 

ENERGY RATING C79

- Virtual Tour Available
- First Floor Retirement Apartment
- 2 Bedrooms
- Modern Kitchen & Shower Room
- Well-Presented Throughout

- Popular Retirement Development
- Level for Town, Bus & Railway
- Tucked Away Position
- Communal Facilities

**Guide Price:**  
**£120,000**  
LEASEHOLD

# 16 Lydford House, Hameldown Way, Newton Abbot, TQ12 2DG- Draft

A smartly-presented, purpose-built, first-floor retirement apartment situated within the sought-after Lydford House development which is on the level for Newton Abbot's well-served and attractive town centre and its excellent range of shops and amenities, as well as the train station and both Osborne and Courtenay Parks.

With a development manager and emergency pull cords and intercom system offering a degree of peace of mind for residents, the development also offers a range of communal facilities including a residents' lounge for regular meetings and activities, well-tended gardens with benches for sitting out, car park and laundry.

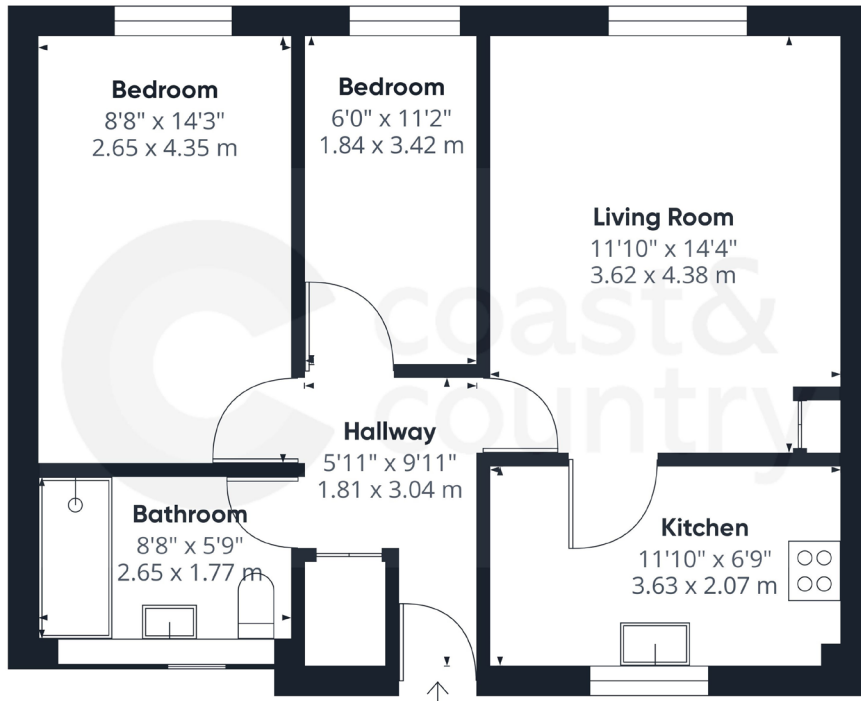
**Accommodation:** Stepping inside, the communal entrance doors at both the front and rear of the development have security intercom and door buzzer systems and open to the shared entrance with stairs and lift leading up to the first floor and out onto an open landing with arched openings overlooking a delightful courtyard below. Number sixteen's own front door then opens into its hallway with fitted walk-in airing / broom cupboard off. The lounge enjoys an open aspect and has a fitted cupboard in one corner. With a window overlooking the front entrance and courtyard below is the surprisingly roomy kitchen, updated over recent years with a selection of base and wall units in a U shape with eye-level integrated double oven, inset hob, and

plumbing for a washing machine for those not wishing to use the communal laundry. There are two bedrooms and, completing the picture, a spacious bathroom which now has an oversized shower cabinet having replaced the original bath.

**Outside:** Attractive and well-maintained gardens with benches for sitting out.

**Parking:** By agreement with the development manager.

**Communal Facilities:** Residents' lounge and laundry.



## Approximate total area

560.11 ft<sup>2</sup>

52.04 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Agents Notes:

Council Tax: Currently Band B

Tenure: Leasehold

Lease: 125 years from 25 March 1988

Service Charge: Currently approximately £207 pcm to include ground rent and buildings insurance.

Review Period: Annually.

Age Restriction: Over 60s.

Mains water. Mains drainage. Mains electricity.

The sale of this property is subject to a grant of probate.

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.