



Forde Park, Newton Abbot

Leasehold £230,000



**WILLIAMS HEDGE**  
ESTATE AGENTS



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## FLAT 2 14 FORDE PARK, NEWTON ABBOT, DEVON TQ12 1DD

Well presented ground floor apartment | Popular location | Entrance hall | Sitting room | Two bedrooms  
Shower room | Kitchen/breakfast room | Viewing highly recommended | Garage | Communal Gardens

A spacious ground floor apartment forming part of a converted Victorian villa and with views over Forde Park from the front. The property offers a single garage and garden area with access to a communal entrance hall. Once inside, an L-shaped hallway leads to the accommodation which comprises a kitchen/diner, double doors then open into the impressive sitting room which has a high ceiling and a superb outlook to the front over the park, two bedrooms and shower room/WC. The property has UPVC double glazed windows and gas central heating. An internal inspection is highly recommended in order to appreciate the spacious accommodation on offer and the fantastic location.

Newton Abbot is a historic market town surrounded by beautiful South Devon countryside. The town is home to a large range of shops, restaurants, weekly markets and open spaces and is perfectly located close to both Dartmoor National Park and a number of seaside towns of Torbay and Teignmouth. The town benefits from a railway station with main line connection for London Paddington and also offers good transport links with the A380 for Exeter and M5 beyond.

### The accommodation comprises

Main front door to communal entrance with door to

**HALLWAY** 20' 0" x 3' 0" (6.1m x 0.91m) L-Shaped with ceiling light point, directional ceiling spotlights, coving, tile effect flooring, radiator, wall mounted combination boiler for central heating, storage cupboard with slatted shelving, wall mounted thermostat, further directional ceiling spotlights, isolator switch for extractor fan.



**KITCHEN/BREAKFAST ROOM** 15' 0" x 7' 0" (4.57m x 2.13m) With continuation of vinyl tile effect flooring, radiator, directional ceiling spotlights. Matching wall, base and drawer units with roll edge work surfaces over, inset stainless steel sink with monobloc mixer tap and tiled splashback, space and plumbing for dishwasher and washing machine, wine rack, extractor, display shelving, space for upright fridge/freezer, telecom system.



**SITTING ROOM** 14' 10" x 13' 0" (4.52m x 3.96m) With high ceilings, ceiling light point with ceiling rose, uPVC double glazed window to the front overlooking the front garden and Forde Park, uPVC double glazed window to the side, smooth finished ceiling, coving, radiator.



**BEDROOM ONE** 13' 0" x 9' 0" (3.96m x 2.74m) Double bedroom with uPVC double glazed window to the rear, ceiling light point, smooth finished ceiling, coving, radiator.



**BEDROOM TWO** 13' 0" x 6' 0" (3.96m x 1.83m) Single bedroom with radiator, ceiling light points, smooth finished ceiling, coving, uPVC double glazed window to rear.



**SHOWER ROOM** 6' 11" x 3' 4" (2.11m x 1.02m) With three piece matching white suite comprising low level close coupled W.C with push button flush, pedestal wash hand basin with mixer tap, tiled splashback, walk-in shower with glass door, shower off mains, ceiling light point, smooth finished ceiling, heated towel rail, continuation of vinyl tile effect flooring.



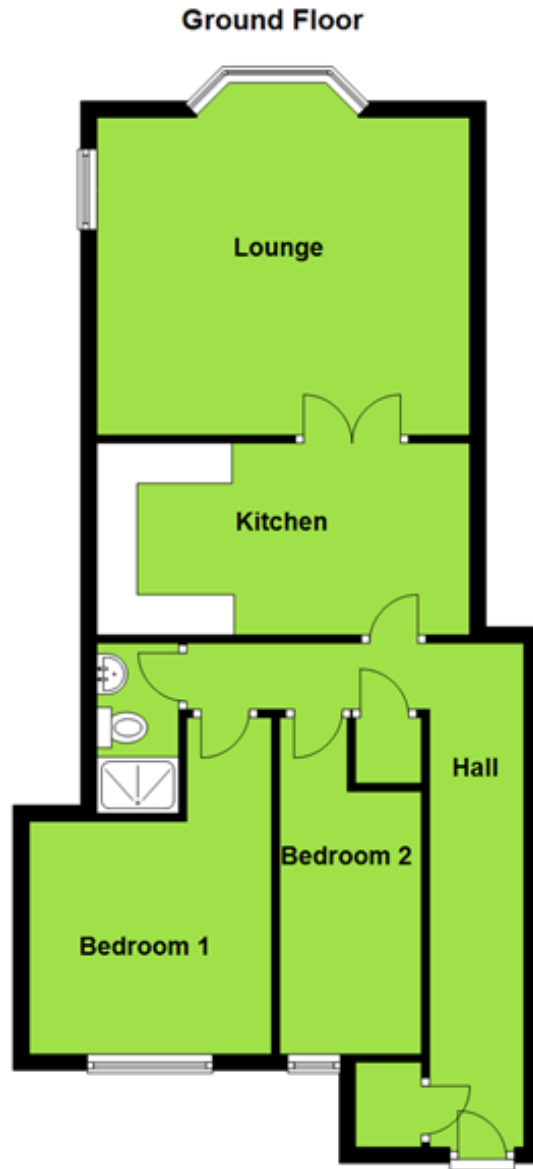
**OUTSIDE** Front and rear gardens.

**GARAGE** Up and over door.

**TENURE - LEASEHOLD**  
 999 year lease from 2020  
 Maintenance - £80 pcm  
 1/4 share of freehold



This floorplan is not to scale and should only be used as a guide.



Age: 1850(unverified)	Postcode: TQ12 1DD
Current Council Tax Band: B EPC Rating: C	Stamp Duty: £0* at asking price
Electric meter position: Outside	Gas meter position: Outside
Boiler positioned: Inside front door	Water: Meter
Total Floor Area: approx. 635 Sqft 59 Sqm	Rear Garden Facing: South

This information is given to assist and applicants are requested to verify as fact.

\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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