



DANIEL BUTTERWORTH



Lydford House, Hameldown Way, Newton Abbot, TQ12 2DG

Leasehold £125,000

"A refurbished first floor flat in this popular retirement development nestled on the edge of the River Teign"

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A refurbished 2 bedroom first floor retirement apartment located in the popular Lydford House, nestled by the River Teign in a level location. Accommodation briefly comprises; Communal Hallway with Lift, Hallway, Lounge / Dining Room, Kitchen, Shower Room and Two Bedrooms. Within the building there are common areas such as the Communal Lounge, plus access to the landscaped Communal Gardens.

Situated by the River Teign and Osborne Park in Newton Abbot, Lydford House makes an ideal choice for those seeking retirement living in a level location within a well-run development with a house manager, emergency pull-cords offering peace of mind for residents should they need extra assistance. This flat has the enviable benefit of being on a corner of the building with no neighbours above or below. It has been refurbished recently including a new kitchen, shower room, decor, carpets and new heating and electrical upgrades. The property is in show-home condition and would be cost effective home for someone for many years to come.

With a telecom entry phone, upon entry through the communal entrance door you are welcomed into the communal areas which are a mixture of warm hallways and open courtyard areas. There is access to the communal lounge, laundry, gardens as well as the footpath to Town Quay. A lift and stairs serves all floors.

Into the flat, the hallway is spacious and light and provides access off to the principle rooms. The lounge / dining room has been decorated to a modern standard, has a good flow of light with its double aspect and has plenty of space for furniture and a dining table. A doorway leads through to the recently refitted kitchen which has a range of contemporary wall and base units with high gloss fronts and square edge worktops. There is space for a washing machine, an integrated fridge / freezer and electric oven / hob.

Bedroom one is a very reasonable double room with good space for a large bed, wardrobes and furniture if you wish. The window to the side has views towards Wolborough Hill. Bedroom two is a single bedroom which is more than capable of fitting a single bed is currently used as a hobbies room.

The shower room has been refitted to comprise a spacious and contemporary room. It has a large low-step walk-in shower with tiling and glass screen, a wash basin with vanity cupboard below and a low level WC. Parking - By agreement with the house manager.

Further Information - Council tax band B. Mains services; water and electric. Leasehold 125 years from 1988. Service charges approximately £207per month including ground rent and buildings insurance. Review period annually. Mobile coverage 3g & 4g.



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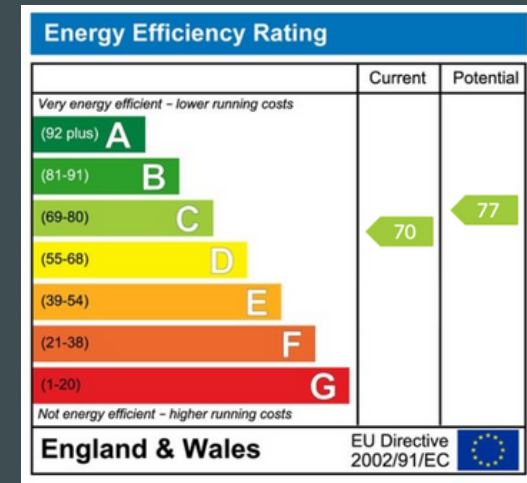
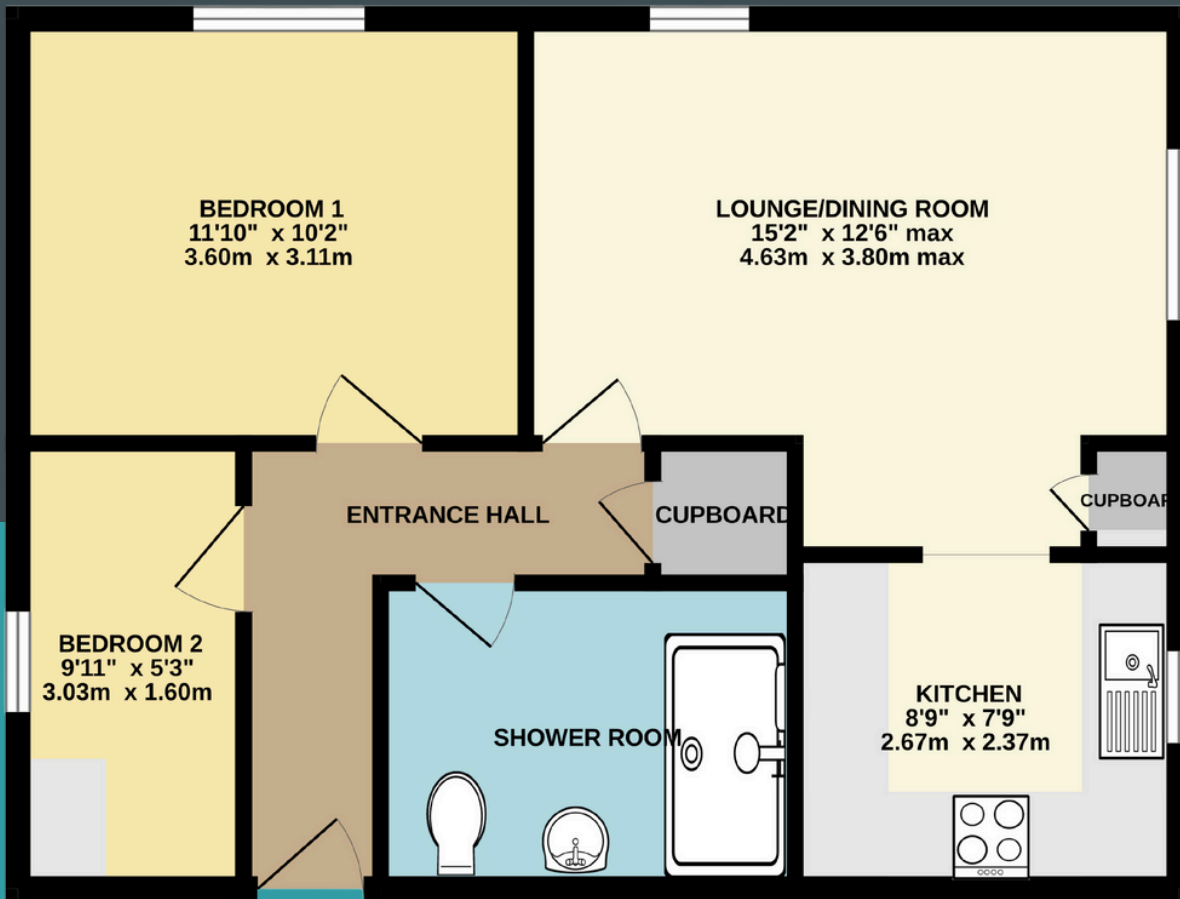
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Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. This floorplan should be used for indication purposes only. You are advised to take your own measurements before purchasing the property.

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