



## Newton Abbot

1x 1x

ENERGY  
RATING  
E47

- Virtual Tour Available
- First-Floor Apartment
- 1 Double Bedroom
- Spacious Lounge/Diner
- Modern Kitchen
- Contemporary Shower Room
- Private Balcony With Stunning Views
- Communal Gardens
- Allocated Carport Parking
- No Onward Chain

**Guide Price:**  
**£165,000**  
LEASEHOLD

# 17 Newton Hall, Coach Road, Newton Abbot, TQ12 1ER

A well-presented one bedroom first floor apartment situated in the desirable Newton Hall development not far from the centre of Newton Abbot's bustling high street. The property has its own balcony enjoying wonderful views across the woods surrounding Decoy Lake and has its own allocated car port along with use of the communal gardens at the front of the development.

## Accommodation:

Entering via the uPVC front door into the entrance hallway which has cupboard storage and easy to maintain lino flooring, the property has a modern shower room with toilet, sink and heated towel rail. The kitchen over-looks the rear of the development and has modern worktops and kitchen units with built in electric oven and hob and further under counter space for fridge, freezer and washing machine. The adjacent lounge/diner is a spacious, squared room with wood effect flooring and a large, sliding glass door providing ample light. Through this glass door you access the balcony which enjoys far reaching views across the woods surrounding Decoy Park. A double bedroom completes the flat which is an excellent sized room with a fitted wardrobe. The property is fully double glazed and has independent electric heaters.

## Outside:

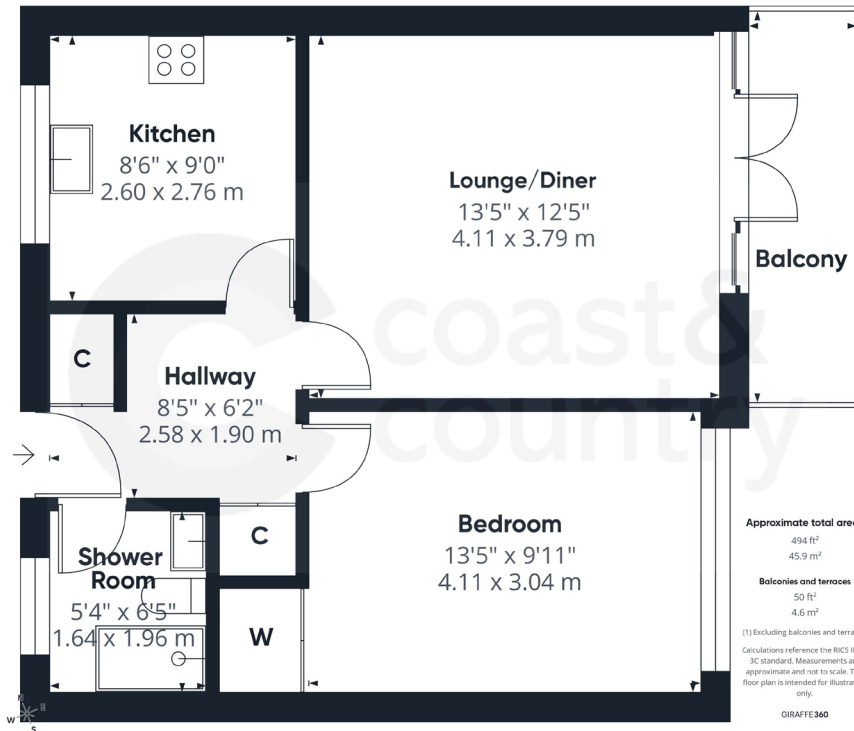
The property enjoys its own balcony with superb views and space for small table and chairs. The apartment enjoys use of the communal gardens to the front of the development.

## Parking:

The property also has an allocated parking space in the carport underneath the property.

## Directions:

From the Penn Inn roundabout at Newton Abbot keep in lane for the A381 for Totnes/Town Centre. Turn left into Forde Park. At the junction at the end of the road continue straight ahead into Coach Road. Follow the road for approximately 1/4 mile and turn right into Newton Hall.



## Agents Notes:

Council Tax: Currently Band A  
Tenure: Leasehold  
Lease: 999 years from 18/05/1983  
Service Charge: Currently approximately £1,200 per annum  
Review Period: Annually  
Mains electricity. Mains water. Mains drainage.  
Development managed by Carrick Johnson

Floor Plans - For Illustrative Purposes Only

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.

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	47 E	
21-38	F		
1-20	G		