



Newton Abbot

- Ground Floor Flat
- 2 Bedrooms
- Living Room
- Fitted Kitchen & Shower Room
- Double Glazing & Gas Central Heating
- Enclosed Courtyard
- Convenient For Town Amenities & Transport Links
- Ideal First Time Buy or Investment

Asking Price:

£130,000

Leasehold

EPC RATING: D65

Ground Floor Flat, 2A Hillmans Road, Newton Abbot, TQ12 1AA - Draft

A well presented ground floor flat offering 2 bedroom accommodation with double aspect living room, fitted kitchen with space for a breakfast table and a shower room. Benefits to the property include gas central heating and double glazing and externally the property has a level paved courtyard with double gates which could provide off road parking if required. The property will appeal to a wide range of buyers and make an ideal first purchase or investment for letting.

Hillmans Road is situated within walking distance of Newton Abbot town centre with its wide range of shopping, business and leisure facilities. It is also within close proximity of Forde Park and a timetabled bus route. For the commuter the A380 dual carriageway to Torbay and Exeter is approximately ¾ mile away and the mainline railway station is within walking distance.

Accommodation

Ground Floor

Entrance Hallway

Lounge	14' 9" (4.5m) x 11' 6" (3.5m)
Kitchen	11' 10" (3.6m) x 9' 6" (2.9m)
Bedroom 2	13' 5" (4.1m) x 9' 2" (2.8m)
Bedroom 1	13' 9" (4.2m) x 10' 6" (3.2m)
Bathroom	8' 6" (2.6m) x 5' 3" (1.6m)

Outside / Parking

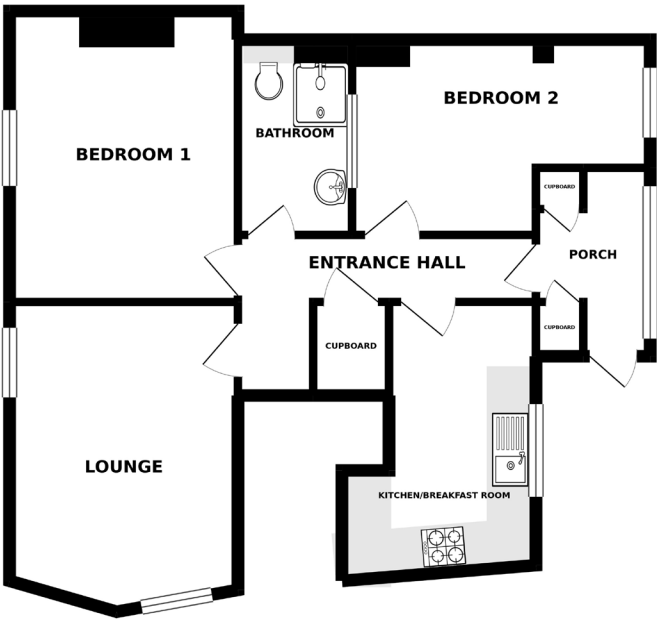
Double gates open to a paved courtyard area which is used as a pleasant seating area and could also be used for off road parking.

Agents Notes

Council Tax Band:	Currently Band A
Lease:	999 years from 10 July 1981.
	50% share of the freehold The Lease term
Ground Rent:	£15 per annum

Floor Plans - For Illustrative Purposes Only

GROUND FLOOR 61.73 sq. m.
(664.46 sq. ft.)



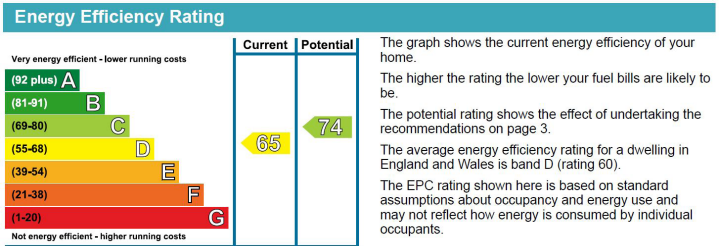
TOTAL FLOOR AREA: 61.73 sq. m. (664.46 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02019

Energy Performance Certificate

Full report available on request

Directions

From the Penn inn Roundabout take the Torquay Road towards Newton Abbot. Keep in the left hand lane (heading towards Totnes) and proceed through two sets of traffic lights. Take the second left into Hillmans Road.



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.