Newton Abbot

- First Floor Flat
- 2 Bedrooms
- Lounge / Diner
- Kitchen
- Bathroom
- Gas Central Heating
- Ideal Investment / First Time Buy
- Convenient For Town Centre

Asking Price:

£90,000

Leasehold

EPC RATING: D68

3B Union Street, Newton Abbot, Devon, TQ12 2JX - Draft

This first floor flat is perfectly situated for convenient access to Newton Abbot town centre. The spacious apartment is accessed through a communal hallway and offers bright and airy living space with large sash windows. The accommodation comprises an entrance hall, modern fitted kitchen / breakfast room, lounge / diner, 2 double bedrooms and a bathroom fitted with a matching white suite.

Union Street is a popular town centre location approximately 50 yards from the pedestrianised high street in Newton Abbot. The town provides a wide range of amenities including a variety of independent and national shops, market, cinema, mainline railway, bus station and a selection of restaurants.

Accommodation

First Floor

Communal entrance hallway

Stairs rising to first floor and apartment private entrance door

Hallway	
Kitchen	10’ 6” (3.2m) x 8’ 10” (2.7m)
Lounge / Diner	18’ 4” (5.6m) x 7’ 7” (2.3m)
Bedroom 1	12’ 10” (3.9m) x 10’ 10” (3.3m)
Bedroom 2	10’ 6” (3.2m) x 8’ 2” (2.5m)
Bathroom	8’ 2” (2.5m) x 5’ 7” (1.7m

Agents Notes

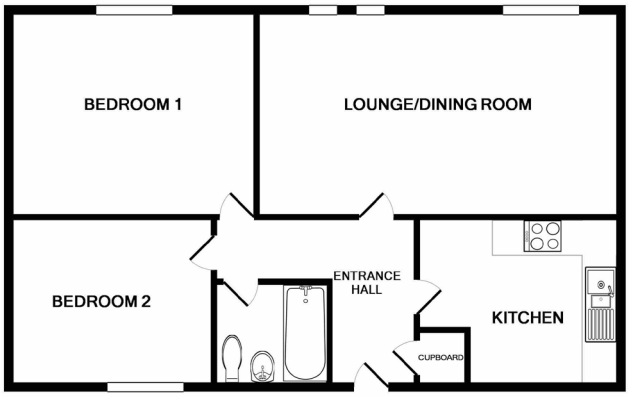
Council Tax Band:	Band B
Lease	125 years from 16/01/2013
Building Insurance	Approx £100 per annum
Ground Rent	£100 per annum
Maintenance	¼ share of exterior

The property is currently tenanted and achieves £600pcm.

Directions

From the Penn Inn roundabout follow signs for Totnes A381 continuing straight ahead into East Street. Turn right by Wolborough Primary School, just after the Sainsbury’s local supermarket on the left, into Union Street. The property can be found on the left hand side.

Floor Plans - For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 such 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

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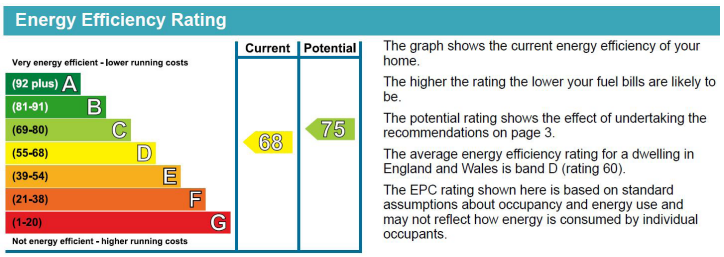
Energy Performance Certificate

Full report available on request



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