



Forde Park, Newton Abbot

£259,950



**WILLIAMS HEDGE**  
ESTATE AGENTS



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#### 4, BROADMEADE COURT, FORDE PARK, NEWTON ABBOT, TQ12 1DN

Mid terrace home | In need of refurbishment | Convenient location close to town centre, railway station and road links | Entrance | Sitting/dining room | Kitchen | Ground floor WC | First floor landing | Two bedrooms (originally three) | Bathroom | Low maintenance front and rear gardens | Garage in a block | Gas central heating | Double glazing

In a convenient and accessible location with views across Forde Park the property offers a mid-terrace home in need of refurbishment. Approached from the road, a pathway leads through the low maintenance front garden and to the front door. Once inside, the entrance hall has double doors opening into the sitting/dining room which has a bay window to the front overlooking Forde Park and a window to the rear. Also on the ground floor is the kitchen with access to the rear garden and there is a WC. On the first floor, the landing leads to two bedrooms, and a bathroom/WC. The original third bedroom has been incorporated to make a larger main bedroom and could easily be reinstated as a third bedroom if required. Outside is an enclosed low maintenance courtyard to the rear with access onto a communal area and a single garage in a block.

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

Door to

#### **ENTRANCE HALL** - 4.95m x 1.93m (16'3" x 6'4")

Coved ceiling with pendant light point, smoke detector, stairs with handrail to first floor, under stairs storage cupboard housing the electric meter and consumer unit, further storage cupboard, radiator, double doors to,

#### **SITTING ROOM** - 3.84m x 3.25m (12'7" plus bay x 10'8")

Coved ceiling with pendant light point, uPVC double glazed bay window with outlook over Forde Park, radiator with thermostat control, feature tiled fireplace, TV connection point, archway to



#### **DINING ROOM** - 3.63m x 2.54m (11'11" x 8'4")

Coved ceiling with pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control.

#### **KITCHEN** - 2.82m x 2.62m (9'3" x 8'7")

Strip light, uPVC double glazed window to rear aspect, uPVC double glazed door opening onto the rear garden, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces, inset sink and drainer, space for electric cooker, tiled surrounds, eye-level cabinets, wall mounted boiler, space and plumbing washing machine, space for further appliance.



**GROUND FLOOR WC** Light point, uPVC obscure glazed window, comprising wash hand basin with tiled splashback, close coupled WC, cupboard housing gas meter.

**FIRST FLOOR LANDING** Coved ceiling with light point, smoke detector, access to loft space, storage cupboard with radiator and slatted shelving, doors to

**BEDROOM ONE (originally two bedrooms and could be altered to create a third bedroom if required)** - 5.44m x 3.68m (17'10" x 12'1") Coved ceiling with light points, uPVC double glazed window to front aspect with open outlook over Forde Park, radiators with thermostat control, built-in wardrobe with shelf and hanging rail.



**BEDROOM TWO** - 3.3m x 3.35m (10'10" x 11'0") Coved ceiling pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control, built-in cupboard with shelving.

**BATHROOM/WC** - 2.36m x 1.63m (7'9" x 5'4") Coved ceiling with light point, uPVC obscure glazed window, radiator, shaver socket and strip light. Comprising panelled bath with twin hand grips, pedestal wash hand basin, close coupled WC, tiled walls.



**OUTSIDE**

**FRONT** With timber gate leading to leading to the rear garages and nearby block.

**REAR** To the rear of the property and accessed from the kitchen is a level low maintenance garden laid to paving slabs and enclosed by block wall with a timber gate leading to a communal area with a single garage in a nearby block.



**AGENTS NOTE**

Please note that there is an annual maintenance fee of £543.88 per annum as a contribution towards common areas.

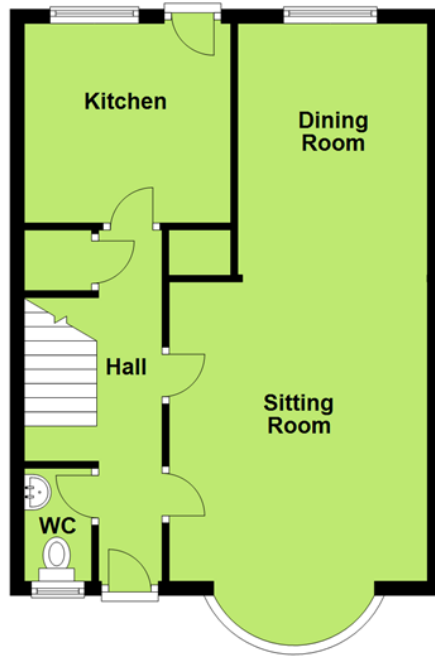
Age: (unverified)	Stamp Duty:* £497 at asking price
Council Tax Band: D	Tenure: Freehold
EPC Rating: C	
Services - Services – Mains gas & electric, water & sewerage TBC	
Broadband - Broadband – Standard, Superfast, Ultrafast, Mobile Network – Indoor - EE, Three voice & data limited, O2 & Vodafone voice likely, data limited, Outdoor – EE, Three, O2, Vodafone voice & data likely.	
Electric Meter Position: Hall	Gas Meter Position:
Boiler Position: Kitchen	Water:
Loft:	Rear Garden Facing:
Total Floor Area: Approx 88 Sqm	Square foot:

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

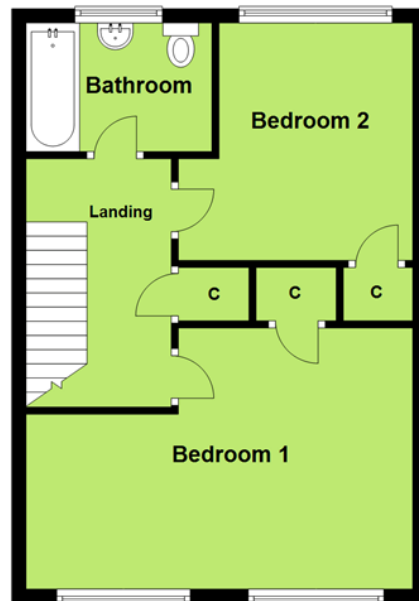
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

### Ground Floor



### First Floor



**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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