



Seymour Road, Newton Abbot

Guide Price £285,000 Share of Freehold



Apartment 3, Sheridan House, 70 Seymour Road, Newton

This spacious Penthouse Apartment enjoys simply stunning views across Newton Abbot, the surrounding area, and out towards the River Teign. Three double bedrooms, parking and easy access into the town, it is conveniently located to the town centre.

Located in the popular and sought after Knowles Hill area of Newton Abbot, Sheridan House has been skilfully converted into five properties and this first floor, penthouse apartment is a must see! Off a central hall, there is a spacious, bay fronted living room, galley style kitchen with a Juliette balcony and the main bedroom, again with bay fronted windows, all at the front and taking full advantage of the fabulous views. There are two further double bedrooms, shower room, cloakroom and wet room style ensuite to the main bedroom. There is also a substantial loft area, offering potential for conversion, subject to the necessary permissions and consents, however very handy for storage. Ideal as a lock up and leave, second home or primary residence, an internal viewing is advised to appreciate the accommodation on offer.

Newton Abbot enjoys a thriving town centre with an excellent selection of primary and secondary schools along with the newly opened UTC College. There are two superstores and excellent transport links to Exeter, Plymouth and Torbay along with a mainline train station to the capital. For the outdoor lovers, the south Devon coastline with its picturesque beaches and Dartmoor National Park are both within easy striking distance.

Approach

From the communal driveway there are two parking spaces and an external staircase rising up to a small balcony, ideal for a bistro set, and a private double glazed front door opening into the hall.

Reception Hall

Ornate cornice work, dado rail and radiator. Hatch to a substantial loft area with a pull down ladder and lighting. Doors to

Kitchen 15'2" (4.62m) x 6'4" (1.93m)

Galley style kitchen with a range of matching base and eye level units with roll edge worktops and tiled surround. Inset one and a half bowl stainless steel sink unit with mixer tap above and drainer to one side. Space and gas point for a cooker with canopy above. Space and plumbing for washing machine and space for two under counter appliances. Wall mounted gas fired boiler supplying the central heating system and providing domestic hot water. Double glazed double doors to the front aspect with Juliette balcony and enjoying simply stunning views across Newton Abbot to Wolborough Hill, Ogwell, and the surrounding area.

Living Room 17'10" (5.44m) Into Bay x 15'5" (4.7m)

Ornate cornice work and picture rail. Double glazed bay window to the front aspect, again enjoying superb, far reaching views across to the River Teign. Radiator, television and satellite aerial point and feature fireplace incorporating an electric fire. Door to the kitchen.

Bedroom One 18'0" (5.49m) Into Bay x 14'5" (4.39m)

Ornate cornice work and picture rail. Double glazed bay window to the front aspect with far reaching views over the town. Radiator and opening to

Shower Room

A wet room style shower room with tiled walls and extractor fan. Low level flush WC, wash hand basin and electric shower unit.



Bedroom Two 12'7" (3.84m) Into Recess x 8'9" (2.67m)

Part ornate cornice work and picture rail. Double glazed window to the side aspect and radiator.

Bedroom Three 13'4" (4.06m) x 6'11" (2.11m)

Part ornate cornice work. Double glazed window to the side aspect with views across to Wolborough Hill and Ogwell. Radiator.

Shower Room

Part ornate cornice work and extractor fan. Tiled walls and corner shower cubicle with mixer shower above. Vanity unit with mirror, lighting and wash hand basin. Radiator.

Cloakroom

Obscure double glazed window to the rear. Concealed cistern WC and wash hand basin. Radiator.

Outside

The apartment benefits from the aforementioned balcony, Juliette balcony and two private parking spaces.

Agents Note

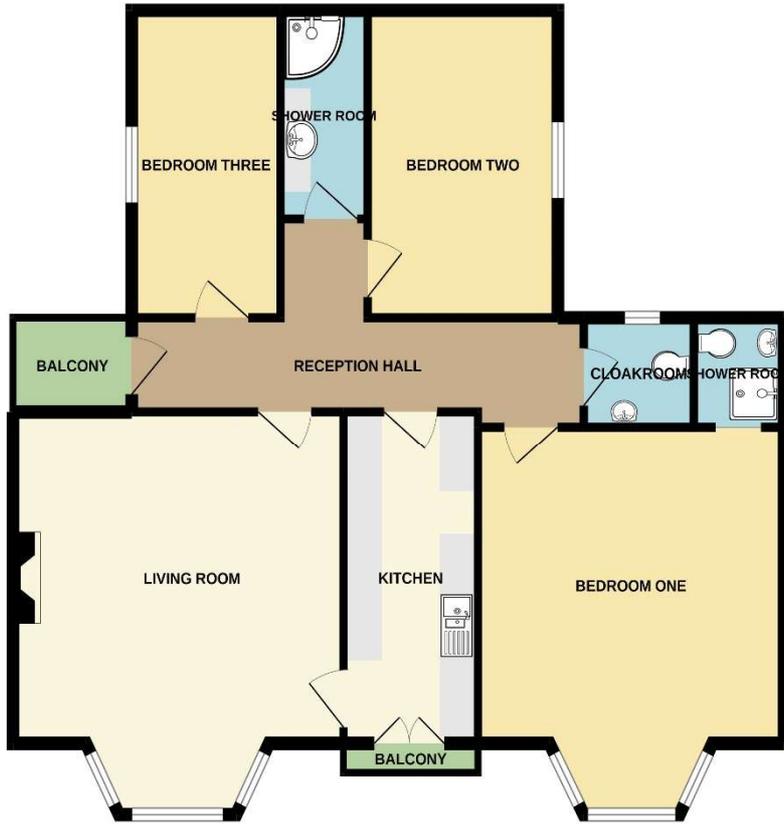
We have been informed that the property is a Shared Freehold apartment on a 1/5 basis.

The lease is 99 years from 2004 and the monthly charges are c£120 pcm, to include the service charge, ground rent, building maintenance and insurance.

Council Tax Band: Band C



FIRST FLOOR APARTMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			59
(39-54) E	48		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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