



## *Our View “Contemporary living in the heart of Newton Abbot”*

An opportunity to acquire a two bedroom apartment recently refurbished to a high standard.

The accommodation comprises the main entrance providing access to the entrance hallway with wood effect style flooring continuing through to the main living area which features an open plan living /kitchen/dining space with double glazed windows to front, side and rear providing plenty of natural light. The kitchen is newly fitted comprising a range of matching wall and base level units with a mixer tap sink and drainer. Built in appliances include a fridge/freezer, oven and gas hob with an extractor hood and light above.

From the entrance hallway you have access to the two double bedrooms, both of which feature double glazed windows to the side. Opposite the bedrooms you have a delightful modern fitted bathroom with a suite comprising a low-level flush WC, pedestal wash hand basin with storage beneath and a panelled bath and there are

part tiled walls and tiled flooring and an obscure double glazed window to side. From the entrance hallway further storage is provided to three separate cupboards, one housing the combination boiler.

The property is conveniently situated close to the centre of Newton Abbot, which has a wide range of amenities and facilities, including hospital, primary and secondary schools, leisure centre, various shops, superstores, race course, and rail station on the London Paddington - Plymouth mainline. There is good dual carriageway access to Plymouth, Exeter and the motorway network beyond.

- Recently refurbished apartment
- High quality fittings throughout
- Entrance hallway
- Spacious open living space
- Stylish modern fitted kitchen
- Two double bedrooms
- Contemporary family bathroom
- Close to town centre
- Ideal first home or investment
- Chain free



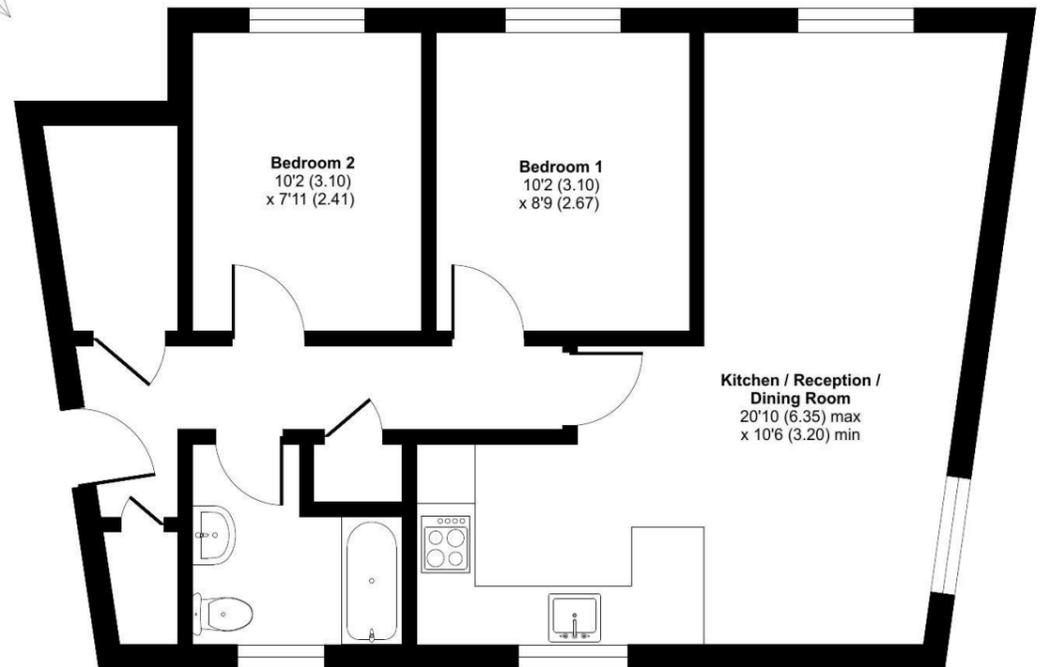


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	75	75
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



**Oak Place, Newton Abbot, TQ12**

Approximate Area = 624 sq ft / 57.9 sq m  
For identification only - Not to scale



GROUND FLOOR

