



- First floor retirement apartment
- Lounge/diner
- Fitted kitchen
- Double bedroom & wet room
- Stair lift
- Allocated parking & visitors parking
- Gas central heating
- Double glazing
- Communal gardens
- Chain free

*Our View "A well appointed retirement apartment offered for sale chain free"*

A one bedroom apartment situated on the first floor of a well-maintained retirement development in the peaceful and desirable location of Fairwaters, Kingsteignton. The property is suitable for anyone aged 60 or above.



On entering the property a staircase, with a stair lift, rises to the first floor landing where doors take you into the lounge/diner, the bedroom and the shower/wet room.

The lounge diner has double glazed windows, a focal fireplace, wall light points, a radiator and a sliding door into the kitchen.

The kitchen has a range of matching wall and base cabinets with drawers, a four ring electric hob with extractor hood over and an eye level double oven and grill. There is a one and a half bowl single drainer sink unit with a double glazed window above, fitted working surfaces and tiled splash backs. A wall mounted gas fired boiler runs the central heating and hot water systems and is operated through a "Hive" smart heating thermostat.

The good size double bedroom has a double glazed window, a radiator, ceiling light point and power points.

The well-appointed wet room has an accessible shower, a low flush WC with concealed fittings, a pedestal wash hand basin and an obscured double glazed window.

There is an allocated parking space and pleasant communal gardens with seating areas, duck ponds and a brook providing a serene and tranquil setting.



This leasehold property offers an easy and secure lifestyle for retirees, with an on-call emergency alarm system for added safety. The majority of the residents, including this property, own a share of the freehold which will be included in the sale.

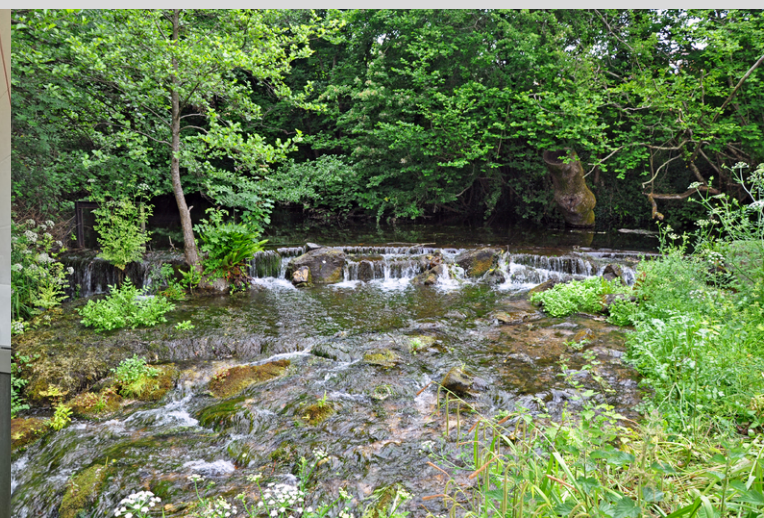
Early viewing is highly recommended to fully appreciate the benefits of this delightful home.

The property is leasehold (999 years from 24th June 1991)

Maintenance fees include the emergency call system, buildings insurance, window cleaning and the maintenance of the grounds and communal areas, currently at £143.50 per month, subject to a yearly change. Ground rent is fixed at £50 per annum.

A guest suite is available for visitors and there is visitors parking.

Council Tax Band B for the period 01/04/2023 to 31/03/24 financial year is £1,761.13



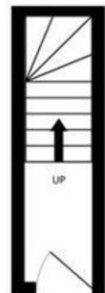


# Energy Efficiency Rating

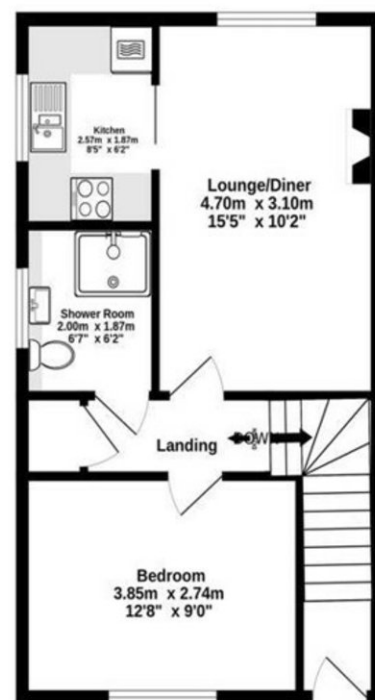
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



Ground Floor  
4.1 sq.m. (45 sq.ft.) approx.



First Floor  
42.3 sq.m. (455 sq.ft.) approx.



**TOTAL FLOOR AREA : 46.4 sq.m. (500 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 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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Intending purchasers should satisfy themselves, by inspection or otherwise as to the accuracy of the descriptions given and any floor plans shown are not to scale. All measurements, distances and areas listed are approximate and are given to provide a general impression and should not be relied upon for carpets etc. Fixtures, fittings, and other items are not included unless specified. Any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. You are advised to check the availability of this property before travelling any distance to view. No employee of Woods has the authority to make or give any representation or warranty in respect of the property.

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Fairwaters, Longford Lane, Kingsteignton, Newton Abbot, Devon

Ref: WNA-34028569

Tenure: Leasehold with a share of the freehold

01626 364900

£115,000

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