



51 Whitelake Place





# 51 Whitelake Place

, Newton Abbot, TQ12 2FD

Totnes 9 miles, Exeter 22 miles, Torbay 7 miles

A two-bedroom shared ownership apartment with an allocated parking space in a secure underground car park within walking distance of Newton Abbot Community Hospital.

- No onward chain
- Two-bedroom apartment
- Balcony with countryside views
- Secure underground parking space
- 60% shared ownership
- Open plan living
- Council Tax Band B
- Leasehold

Guide Price £85,000

## SITUATION

The town centre of Newton Abbot is only a short distance away with its wide range of amenities including; various shops, restaurants and cafes, supermarkets, hospital, primary and secondary schools, leisure centre and train station with main line links to London Paddington. Nearby is the A38 which provides speedy access to Plymouth, Exeter and the M5 beyond. Whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.



## DESCRIPTION & ACCOMMODATION

51 Whitelake Place is a two-bedroom apartment with an allocated parking space situated in a purpose-built block within walking distance of Newton Abbot Community Hospital. The property comprises of a entrance hall with airing cupboard that houses the electric boiler. Beyond this is the open plan kitchen/living room with French doors leading out onto the balcony with countryside views. The kitchen is fitted with a range of base and wall units, electric standalone oven, plumbing for a standalone washing machine and space for fridge freezer. At the other end of the entrance hall are the two bedrooms with one being a double bedroom and the other being a single bedroom. The bathroom is fitted with a WC, sink and bath with shower over.

The property is situated on the 2nd floor of the building and can be accessed via communal staircase or lift.

## OUTSIDE

Outside are communal gardens that have been well kept and a predominantly laid to lawn. There is a single allocated parking space on the lower ground floor level, which is accessed from the road via a code-operated barrier.

## AGENTS NOTE

The property is subject to a shared ownership agreement with Sanctuary Group (Landlord), whereby the Leaseholder (the owner) owns a 60% share of the property and pays 40% of a Gross Rent along with a specified proportion (1.37%) of the Service Provision.

## SERVICES

Mains water, drainage and electricity. Electric boiler for water and heating.

## LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

## VIEWING

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454.





These particulars are a guide only and should not be relied upon for any purpose.

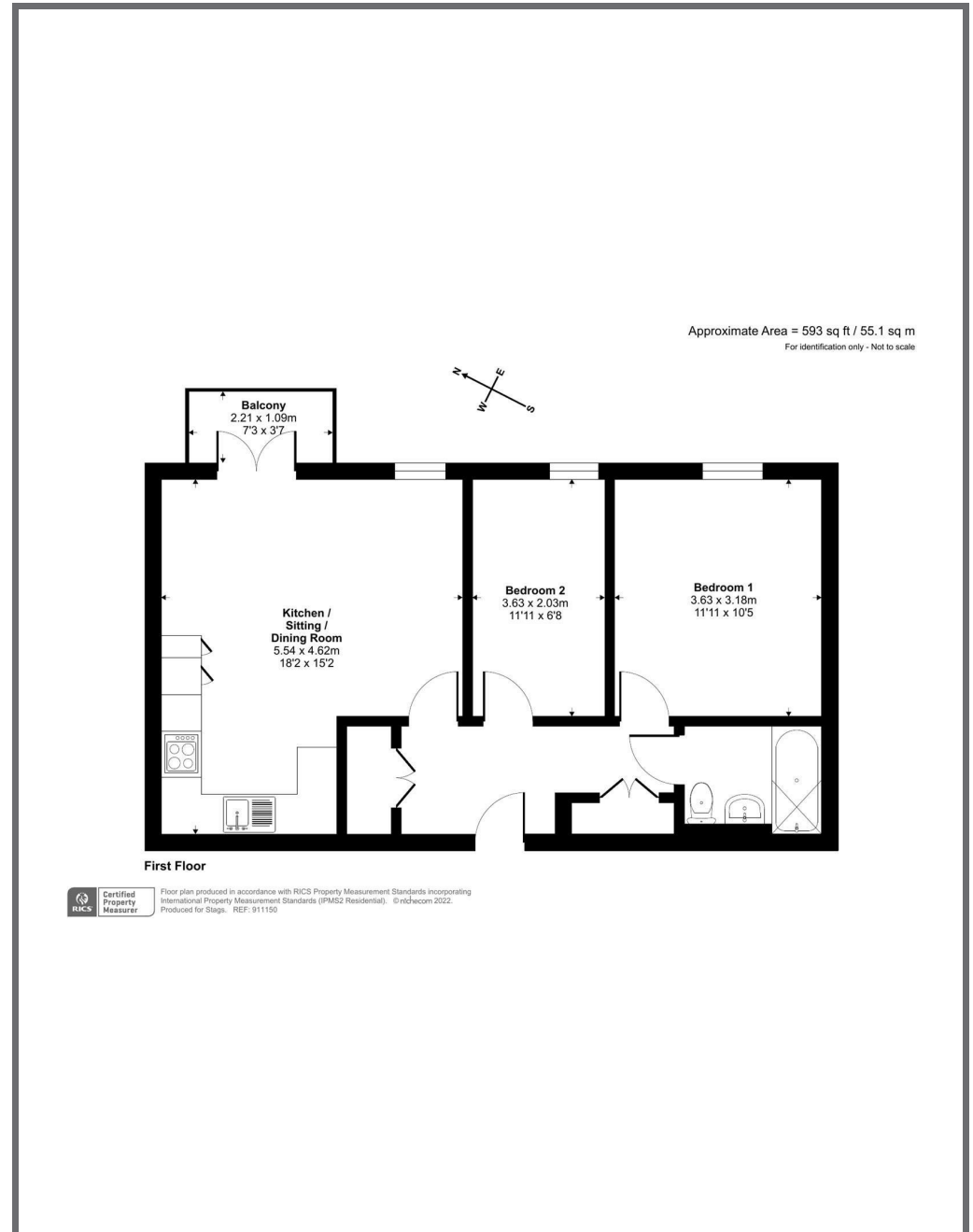


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive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

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