



11 & 12 MERCHANTS CORNER | NEWTON ABBOT | DEVON

PROPERTY | LETTINGS | FINANCIAL SERVICES

Distinctive Homes

AGENTS NOTE: Plot 11 is illustrated throughout this brochure although plot 12 is similar. There are some differences in room and garden size, these are available on request. The accommodation are identical in both.

11 & 12 Merchants Corner

"Versatile modern living in the heart of a popular market town"

Merchants Corner is just a short walk from the centre of the market town of Newton Abbot and a short stroll to the main line railway station. Located in an established and sought after area these two stunning penthouse apartments offer a unique opportunity to access modern living at it's best.

A unique opportunity to purchase one of two newly constructed Penthouse apartments. The development has been constructed by a local developer Hallmark Development SW Ltd to a very high specification with innovative design. The penthouses have the benefit of a magnificent roof gardens giving total privacy and views across Newton Abbot. A stunning master bedroom suite gives the feeling of opulence and space two further large double guest bedrooms are accessed from the hall as well as a large main bathroom with separate shower cubicle. The open plan vast living areas have to be seen to be appreciated divided by a central stairwells with balustrade finished in stainless steel and glass. These rooms have double opening doors leading to the roof gardens. A well designed and finished kitchen with oak floors finishes the living space. The Development has the convenience of undercroft parking on the ground floor. A lift serves the building giving lift access to communal areas on both floors.



ACCOMMODATION

Both Penthouses have the communal front doors accessed from street level they lead to communal halls with staircases to first and second floors and lifts to both floors for Penthouse number 12 there is also a security door leading in to the undercroft parking area. The communal entrance hall for Penthouse 11 has access to the lift electrical room and an internal door leading to bike and bin store which can also be accessed from outside of the building. Both communal staircases are finished with stainless steel balustrades with toughened glass inserts.

Entrance Hallway

17'5" x 5' (5.3m x 1.5m)

Double panelled radiator; wall mounted fuse box, phone entry system, ceiling mounted heat and smoke detector; under stairs storage cupboard, feature ash glazed door with matching side panel leading to Inner Hallway with stairs to First Floor. From the main Entrance Hall there are doors leading to

- SYMPHONY FITTED KITCHENS
- FITTED HOBS, 2 OVENS AND EXTRACTORS
- BUILT IN FRIDGE FREEZER AND DISHWASHER
- LUXURY WHITE BATHROOM SUITES
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SECURITY ENTRY PHONE SYSTEM
- UNDERCROFT SECURE PARKING
- LIFTS ACCESS
- LEVEL LOCATION CLOSE TO THE TOWN CENTRE
- LARGE ROOF GARDENS
- CLOSE TO STATION
- FULLY CARPETED
- BICYCLE STORE





Master Bedroom Suite

18'8 × 18'4 (5.7m × 5.6m)

Maximum measurements have been taken. Slightly L shaped. Two double panelled radiators, wall mounted aerial point, double glazed door with matching side panels leading onto a small balcony overlooking Osborne Park with hardwood handrail and stainless steel effect railings below. From the main bedroom area there is a door leading through to



En Suite Shower Room

9'10 × 7'2 (2.7m 2.1m)

Large built in shower cubicle with curved shower screen, wall mounted mains fed shower unit with tiled surround, two double panelled wash hand basins with tiled splash back, close coupled wc and flush with tiled splash back, inset ceiling spot lighting.

Bedroom Two

12'5 × 9'10 (3.8m × 2.7m)

Double panelled radiator, double glazed window to side elevation, aerial point, floor mounted Gloworm Ultra Power SXI hot water storage boiler running domestic hot water and central heating.



Bedroom Three

13'5 × 11'1 (4.1m × 3.3m)

Double panelled radiator, double glazed window to side elevation, aerial point.

Family Bathroom

8'10 × 7'2 (2.4m × 2.2m)

Panelled bath with mixer tap shower and tiled surround, built in Triton corner shower with curved shower screen and mains fed shower attachment, close coupled wc and flush, pedestal wash hand basin, chromium plated heated towel rail. Ceiling mounted extractor unit.

Through ash doors into Inner Hallway, the staircase leads to



Main Living Area

26'5 x 31'5 (8.8m x 9.5m)

This area has sloping ceilings and is of an irregular shape and height. Maximum measurements given.

Sloping ceilings have inset double glazed Velux windows, two to one elevation and one to the other elevation. Open plan area with telephone point, aerial point, two double panelled radiators, a stainless steel and glass handrail surrounding the staircase. The island kitchen arrangement is fitted with a high standard modern kitchen with roll edge work surfaces, two built in electric ovens, five ring gas hob with ceiling mounted extractor over; extensive range of base units, breakfast bar area with roll edge work surfaces, built in 1 1/2 bowl single drainer stainless steel sink unit with mono block mixer taps, integrated fridge and freezer; integrated dishwasher; plumbing for washing machine, built in larder units, further double glazed window to side elevation.

From the main living area there are steps up to a double glazed door with matching side panel leading onto a Roof Terrace which has steps up to a

Roof Garden

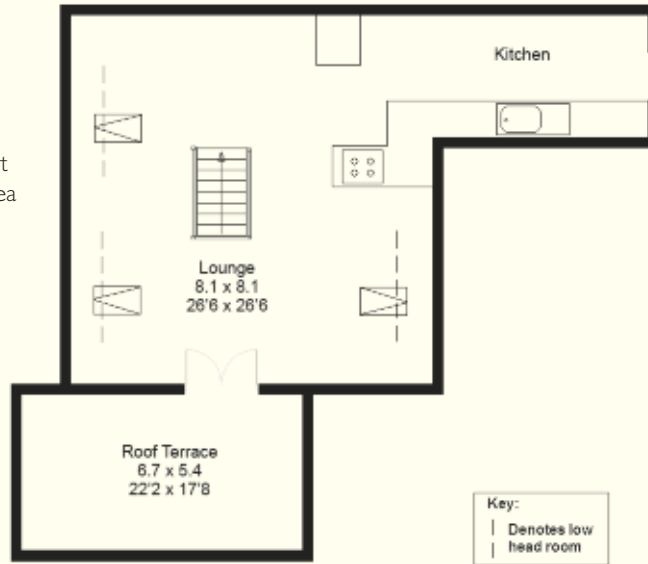
21'11 x 18'4 (6.3m 5.7m)

Surrounded by a stainless steel effect rails with reinforced glass inset panels below. This roof garden has a stunning view across Newton Abbot up to Knowles Hill and across to Osborne Park and must be seen to be fully appreciated.

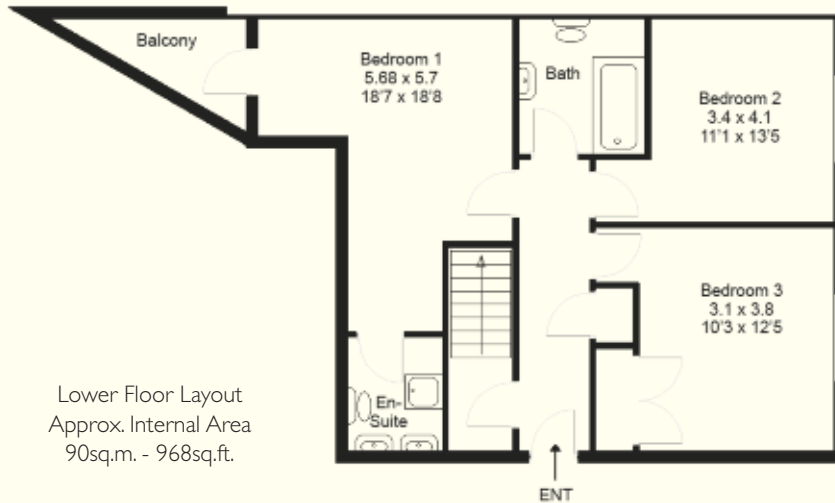


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Upper Floor Layout
Approx. Internal Area
70sq.m. - 753sq.ft.



Lower Floor Layout
Approx. Internal Area
90sq.m. - 968sq.ft.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls doors window fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. © Unauthorised reproduction prohibited.

We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. We wish to draw your attention to the fact that the plans are not to scale nor accurate in detail. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

Location

Merchants Corner Development is located in a thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

Directions

From Newton Abbot railway Station proceed along Station Road which then leads to Queen Street. Take a right hand turning into Quay Road, proceed down and then take the second turning on the left into Teign Road where the development can be found directly on your left hand side.

Additional Information

Services Interested parties are invited to make their own enquiries to the relevant authorities as to the availability of the services.

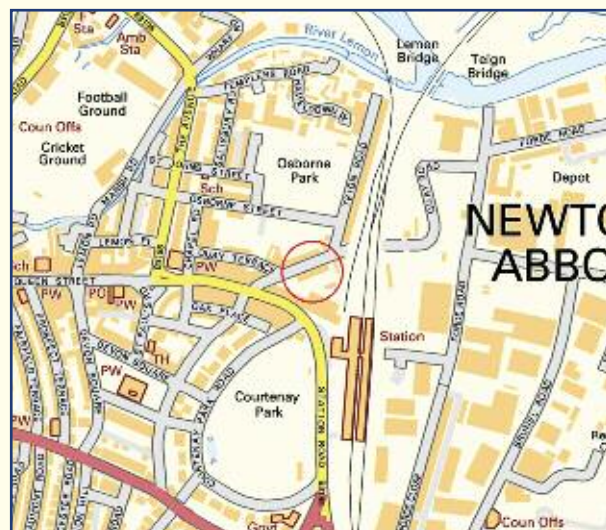
Local Authority Teignbridge District Council

Council Tax Band To be determined

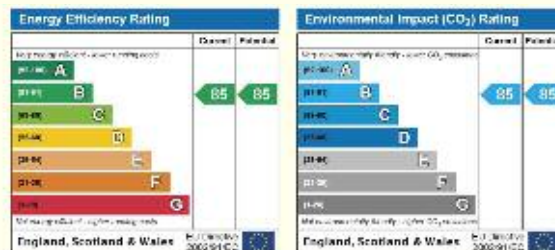
Tenure Leasehold 999 years

Postcode TQ12 4EX

Viewing Strictly by appointment with Complete Property Services
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Agent's Note: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property.

Delivering Excellence..

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Distinctive Homes

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