



**DC**  
LANE  
SELL • LET • MANAGE

84a Queen Street  
Newton Abbot, TQ12 2ET

£105,000

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## 84a Queen Street

, Newton Abbot, TQ12 2ET

Attention Investors and First Time Buyers!

DC Lane are pleased to bring to the market this one bedroom first floor flat situated in the centre of Newton Abbot, with excellent access to the town's plentiful amenities and with good access to the A380.

With Character and Charm in abundance, this flat has a particularly lovely dual aspect living room with original sash windows and gas fire, spacious double bedroom, modern bathroom with mixer shower over bath and fitted kitchen.

The property is accessed via a small but light rear alleyway into communal hall serving multiple properties.

Offered leasehold on a 999 year lease with 979 years remaining DC Lane believe there is a potential gross yield in excess of 6% for investors or would make an excellent First Time Buy.

- First Floor Flat
- One Double Bedroom
- Town Centre Location
- Character Property
- No Onward Chain
- Gas Central Heating
- Well Presented
- Sash Windows
- EPC Grade D
- Potential Investment or First Time Buy



Living / Dining Room 16'3" x 11'6" (4.96 x 3.52)

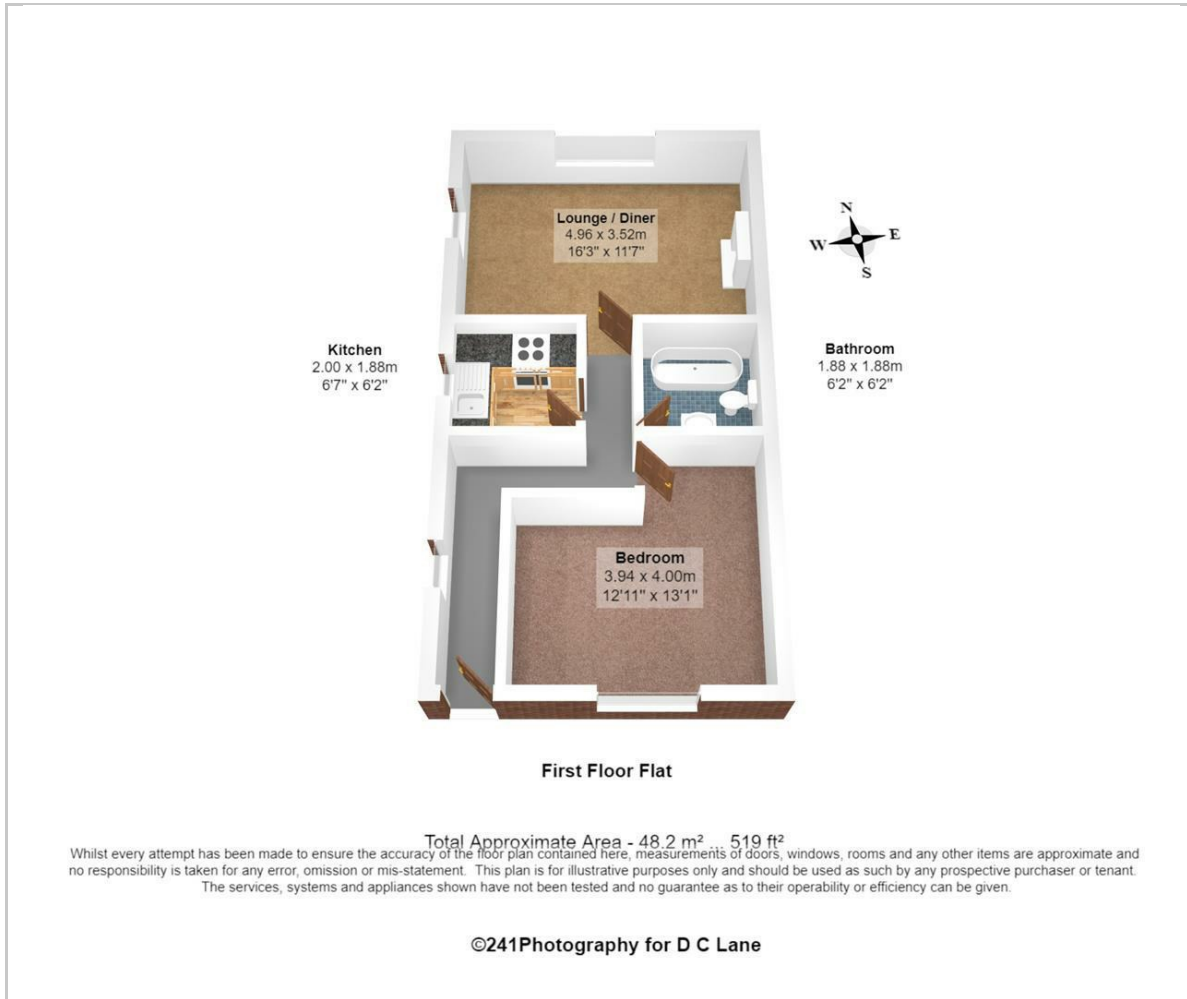
Kitchen 6'6" x 6'2" (2 x 1.88)

Bedroom 12'11" x 13'1" (3.94 x 4.00)

Bathroom 6'2" x 6'2" (1.88 x 1.88)



## Floor Plan



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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 this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

