



Albany Street, Newton Abbot

£175,000



WILLIAMS HEDGE
ESTATE AGENTS



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4 ALBANY STREET, NEWTON ABBOT, TQ12 2AN

Mid Terrace Period Home | Convenient Central Location | Ideal Investment/First Time purchase
Entrance Porch | Sitting/Dining Room | Kitchen | First Floor Landing | Two Bedrooms
Four Piece Bathroom/WC | Enclosed Courtyard Garden

In a convenient and accessible location and with the amenities of the town centre within easy walking distance, the property offers an excellent opportunity for a first-time purchase or investment property. Approached via a uPVC obscure glazed door, the entrance porch opens into the sitting/dining room and in turn the kitchen which leads into an enclosed courtyard garden. On the first floor are two bedrooms and a four-piece bathroom/WC. The property is further complimented throughout with uPVC double glazed windows and doors and gas central heating.

Nearby facilities include Cricketfield Road car park, doctors & dentist surgeries, Bus station and Railway station with a mainline connection to London Paddington, recreational grounds with squash, tennis and cricket facilities.

The Accommodation Comprises

UPVC glazed door to

ENTRANCE PORCH - 1.02m x 0.74m (3'4" x 2'5") Light point, multi paned door to

SITTING/DINING ROOM - 6.38m x 3.94m (20'11" x 12'11") Pendant light points, uPVC double glazed windows to front and rear, radiators with thermostat control, TV connection point, under stairs storage cupboard housing the gas meter, electric meter and consumer unit, stairs and handrail to first floor, door to



KITCHEN - 5.84m x 1.78m (19'2" x 5'10") Light point, uPVC double glazed windows to side, fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, inset four ring gas hob with extractor, built-in electric oven, space and plumbing for washing machine, space upright freezer, radiator, uPVC door leading to the rear garden.



FIRST FLOOR LANDING Light point, smoke detector, hatch to loft space, over stairs storage cupboard with slatted shelving, doors to

BEDROOM ONE - 4.19m x 3.05m (13'9" x 10'0") Pendant light, uPVC double glazed window to front aspect, radiator with thermostat control, TV connection point.



BEDROOM TWO - 3.15m x 2.44m (10'4" x 8'0") Pendant point, uPVC double glazed window to rear aspect, radiator with thermostat control, TV connection point.



BATHROOM/WC - 3.07m x 1.85m (10'1" x 6'1") Light point, uPVC double glazed window, cupboard housing the boiler. Four-piece suite comprising a panelled bath, separate shower cubicle with sliding door, pedestal wash hand basin, close coupled WC, part tiled wall, towel rail, extractor fan.



OUTSIDE To the rear property is an enclosed courtyard with timber gate leading onto a rear service lane.



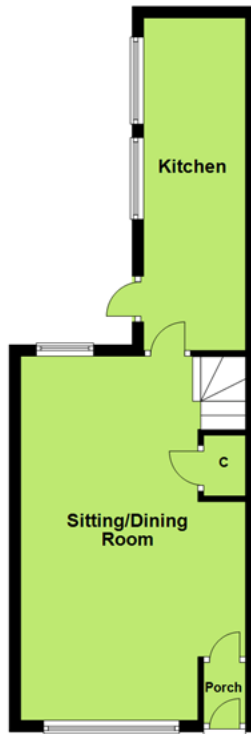
Age: 1900s' (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: B	Tenure: Freehold
EPC Rating: D	
Services - Mains gas and electric, water & sewerage TBC	
Broadband - Standard, Superfast, Ultrafast Mobile Network – Indoor - EE, Three, O2 voice & data limited, Vodafone voice likely, data limited Outdoor – EE, Three, O2, Vodafone voice & data likely.	
Electric Meter Position: Sitting/dining room	Gas Meter Position: Sitting/dining room
Boiler Position: Bathroom	Water: Unverified
Loft: Insulated	Rear Garden Facing: South
Total Floor Area: approx. 73 Sqm	Square foot: approx. 785 sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

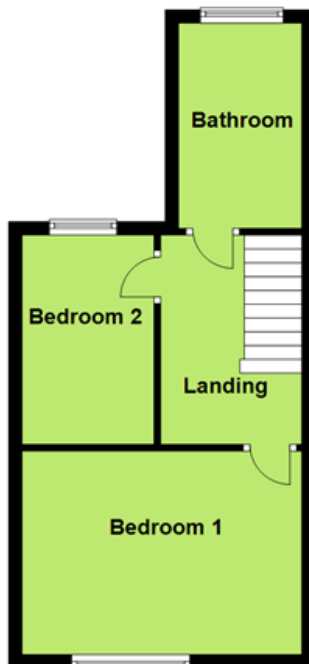
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

Ground Floor



First Floor



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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