



Albion Hill, Newton Abbot

£215,000



WILLIAMS HEDGE
ESTATE AGENTS



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End of terrace period home | Convenient for local amenities & town centre | Residents permit parking Entrance porch | Reception hall | Through sitting/dining room | Kitchen breakfast room
Ground floor bathroom WC | Rear porch | First floor landing | Three good sized bedrooms
First floor WC | Gas Central heating | Double glazing | Rear courtyard and side garden

A well-presented period home conveniently situated for local amenities and the shopping facilities at Newton Abbot town centre.

Albion Hill is situated on the outskirts of the town and offers easy access to a local Sainsbury's supermarket, Doctors surgery and Pharmacy. Newton Abbot offers a varied range of day-to-day and High Street shops, railway station with mainline connection to London Paddington and is well placed for the A380 for Exeter M5 and beyond.

This well-presented end of terrace family home offers accommodation arranged over two floors and comprises an entrance porch, reception hall, through sitting/dining room, kitchen/breakfast room, ground floor bathroom and a rear porch which opens onto a good-sized and low maintenance courtyard garden to the rear. On the first-floor a landing leads to three good-sized bedrooms and a first floor WC. The property is further complimented throughout with uPVC double glazed windows and doors and has gas central heating.

The Accommodation Comprises

Composite door with stained glass insets to

ENTRANCE PORCH - 0.99m x 0.91m (3'3" x 3'0") Coved and textured ceiling with pendant light point, multipaned door to

RECEPTION HALL - 1.6m x 1.02m (5'3" x 3'4") Coved and textured ceiling with pendant light point, uPVC double glazed window to side, smoke detector, radiator with thermostat control, stairs with handrail to first floor, under stairs storage cupboard with shelving, electric meter and consumer unit. Doors to

DINING ROOM - 3.35m x 2.41m (11'0" x 7'11") Coved ceiling with pendant light point, uPVC double glazed window to rear, radiator with thermostat control, archway to

SITTING ROOM - 3.38m x 2.97m (11'1" x 9'9") Coved ceiling with pendant light point, uPVC double glazed window to front aspect, radiator with thermostat control, fireplace with gas fire (not currently connected), TV connection point.



KITCHEN BREAKFAST ROOM - 4.17m x 2.46m (13'8" x 8'1") Coved and textured ceiling with directional spotlights, uPVC double glazed windows to side, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap, space for electric cooker with extractor over, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, breakfast bar. Door to ground floor bathroom, uPVC glazed door to



REAR PORCH - 2.72m x 1.52m (8'11" x 5'0") Polycarbonate roof, light point, power socket, uPVC obscure glazed door and window to rear.

GROUND FLOOR BATHROOM/WC - 1.7m x 1.63m (5'7" x 5'4") Light points, radiator, uPVC obscure glazed window. Comprising panelled bath with twin hand grips and electric shower over, pedestal wash hand basin, close coupled WC, tiled walls, tiled floor.



FIRST FLOOR LANDING Coved and textured ceiling with pendant light point, hatch to loft space, uPVC double glazed window to side. Storage cupboard with light point, uPVC double glazed window and combination boiler. Doors to

BEDROOM ONE - 4.22m x 3.35m (13'10" x 11'0") Coved and textured ceiling with light point, uPVC double glazed window to front aspect, radiator with thermostat control, fitted double wardrobe to one recess.



BEDROOM TWO - 3.35m x 2.41m (11'0" x 7'11") Coved and textured ceiling with pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control.

BEDROOM THREE - 3.12m x 2.49m (10'3" x 8'2") Textured ceiling with light point, uPVC double glazed window to side, radiator with thermostat control.

WC - 0.86m x 0.74m (2'10" x 2'5") Light point, uPVC obscure glazed window, WC with high-level cistern.

OUTSIDE To the rear of the property and accessed from the rear porch is a good-sized courtyard garden enclosed by stone wall and with timber fence to the rear boundary. The garden continues to the side of the property with a planting area enclosed by stone wall and a paved pathway providing access to the front. There is a timber gate which opens onto a rear service lane. Outside tap.

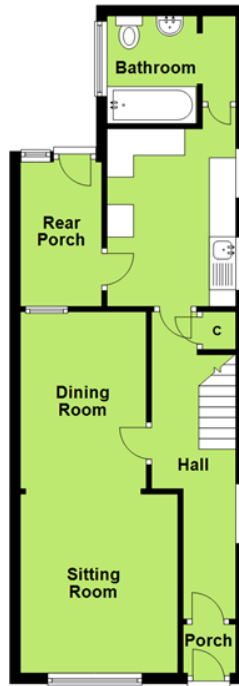


Age: 1890/1900's (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: B EPC Rating: C	Tenure: Freehold
Services – Gas central heating	
Electric Meter Position: Under stairs cupboard	Gas Meter Position: Outside
Boiler Position: Landing cupboard – Combination	Water: Rates
Loft: Insulated and part boarded	Rear Garden Facing: East
Total Floor Area: Approx 86 sqm	Square foot: Approx 925 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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