



Abbotsbury, Newton Abbot

2x 1x

ENERGY RATING C69

- Virtual Tour Available
- Roomy Self-Contained Apartment
- 2 Bedrooms Plus Office
- Spacious Lounge
- Fitted Kitchen
- Bathroom with Separate Shower
- Off Road Parking Space
- Period Features

Guide Price:
£167,950
LEASEHOLD

35a Garston Avenue, Newton Abbot, TQ12 2NR

A smartly-presented first floor apartment occupying the top floor of a Victorian terraced house. With its own entrance and an off road parking space, the period-style home is situated in the highly sought-after Abbotsbury area and is convenient for Newton Abbot's vibrant and well-served town centre. Approximately 500 metres walk away, the town centre offers a comprehensive range of shops, bars, coffee shops and restaurants.

Accommodation:

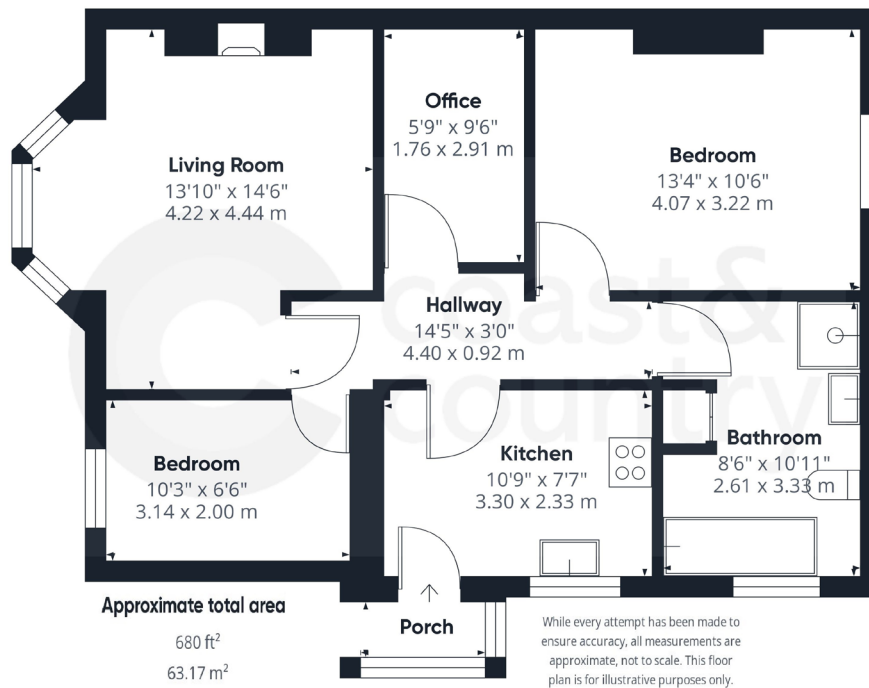
Stepping inside a covered entrance area is accessed via an external staircase with the front door opening into the kitchen. This is fitted with a selection of cabinets, worksurfaces with inset sink and has an integrated oven and hob. An inner hallway provide access to the rear of the accommodation. A good-sized living room with period-style decorative fireplace surround features a walk-in three-sided double-glazed bay window enjoying an open aspect towards the town centre. The main bedroom is again a well-proportioned room which overlooks the rear and the second bedroom the front. There is also an additional room without a window which could be used as an office or simply for storage. Completing the picture is a spacious bathroom with double linen cupboard featuring a spacious four-piece white suite including a separate shower cabinet.

Parking:

Paved off road parking space for one vehicle. In addition, Garston Avenue operates a residents' parking permit scheme – further details through Teignbridge District Council.

Directions:

From Coast & Country Queen Street office follow the one way system. Turn right by Lemon Jelli into Albany Street. Continue straight ahead into Cricketfield Road. At the traffic lights turn left onto B3195 Halcyon Road. At the next lights turn right into Abbotsbury Road. Take the second right into Garston Avenue and the property can be found immediately on the left.



GIRAFFE360

Agents Notes:

Council Tax: Currently Band A.

Tenure: Leasehold.

Lease: 999 years from 18/03/1991.

Service Charge: 50/50 split between two apartments on an as and when basis.

Ground Rent: Peppercorn.

Mains water. Mains drainage. Mains electricity. Mains gas.

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		