



Newton Abbot

2x  1x 

ENERGY RATING D68

- Video Walk-through Available
- Period Terraced House
- 2 Double Bedrooms
- Superb Kitchen/Diner
- First Floor Family Bathroom
- Pleasant Rear Courtyard Garden
- On Level for Town Centre
- Sought-After Address
- Resident Permit Parking

Guide Price:
£210,000
FREEHOLD



14 St. Leonards Road, Newton Abbot, TQ12 1JX

A beautifully presented period terraced house conveniently positioned and virtually on the level for Newton Abbot's vibrant town centre. A particularly well-regarded address, St Leonards Road operates a residents' on street permit parking scheme and at the rear is a delightful enclosed courtyard-style garden.

With a lovely mix of high street stores and long-established independent trades, Newton Abbot town centre has much to offer and is also home to many excellent restaurants, public houses and coffee shops. Also within easy reach is Bakers Park with its children's play area, sports pitch, café and tennis courts, with the National Trust's Bradley Manor and woods with beautiful riverside walks slightly further.

The Accommodation:

Stepping inside, the house retains a character feel, seamlessly teamed with features for up-to-the-minute living. The double-glazed front door opens directly into the sitting room which overlooks the front and features a chimney breast with recess and has stairs to the first floor. Across the rear of the ground floor and with a window and patio door opening to the courtyard is the kitchen/diner with plenty of space for a table and chairs and is fitted with a sleek range of high-gloss cabinets.

On the first floor, the principal bedroom overlooks the front through a feature arch window and has a period-style decorative fireplace. The second bedroom is also a double and has a selection of recessed cupboards/wardrobes and overlooks the rear. Completing the picture is a first class modern bathroom with white suite.

Outside:

Delightful enclosed courtyard garden at the rear offering space for entertaining and offering a good level of privacy.

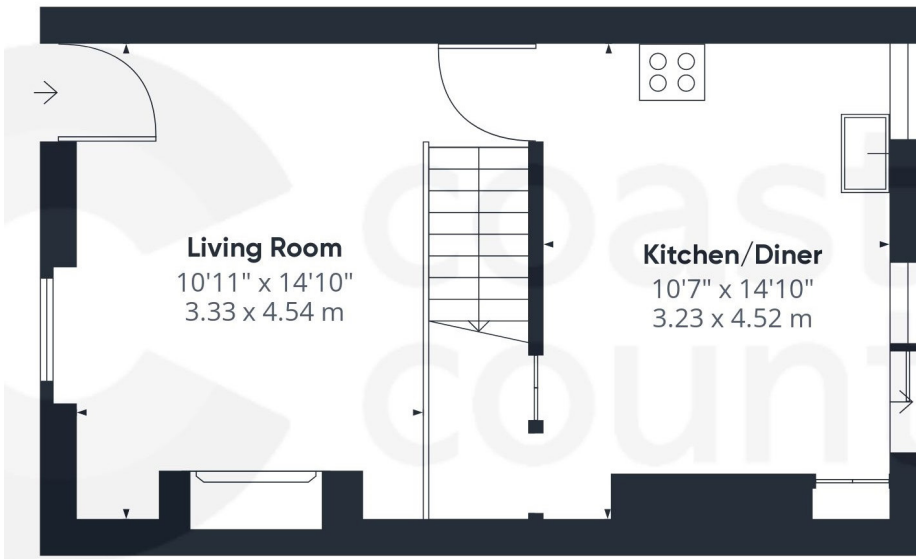
Parking:

Resident permit parking scheme in the road outside – details available from Teignbridge District Council.

Directions:

From the Coast & Country office head up Devon Square and then turn right onto East Street. Follow the road past the police station and then keep in the left hand lane for Totnes. Turn left just before the traffic lights into St Leonards Road (by the kitchen and bathroom shop).





Ground Floor

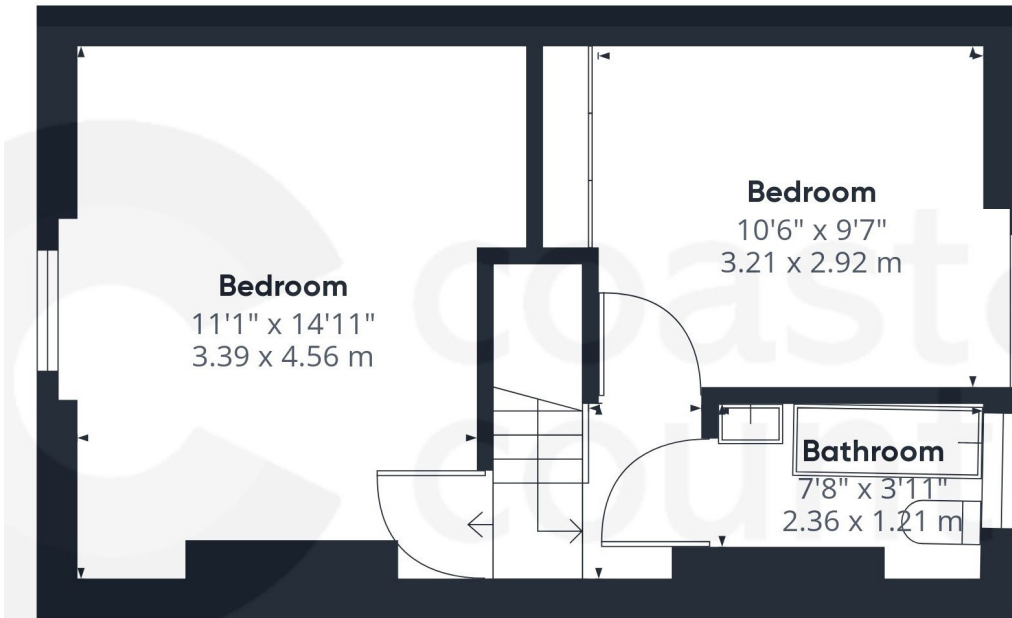
Approximate total area

696.19 ft²

64.68 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.