



## Newton Abbot

2x 1x

ENERGY RATING D58

- Virtual Tour Available
- Smart Semi-Detached House
- 2 Bedrooms
- Modern Kitchen & Bathroom
- Resident Permit Parking
- Courtyard Garden
- Close to Town
- Ideal First Home

**Guide Price:**  
**£240,000**  
FREEHOLD

# 18 Church Road, Newton Abbot, TQ12 1AL

A superbly presented and modernised brick built semi-detached home in a convenient location close to the town centre. The spacious accommodation comprises two double bedrooms, lounge, modern kitchen/dining room and a modern bathroom/WC. The property boasts feature fireplaces, gas central heating and double glazing and outside there is a courtyard garden and residents on street permit parking. The property will make an ideal first purchase, family home or investment for letting and Internal viewings come highly recommended to appreciate the location and accommodation on offer.

Church Road is situated a short distance from the town centre close to both Forde Park and the renowned Decoy Park. Newton Abbot is a popular market town with an abundance of shopping and leisure facilities and a mainline railway station with express link to the capital. Further excellent communication links include the A380 dual carriageway (approximately 1/2 mile away) to Exeter and the M5 beyond and the A38 Devon

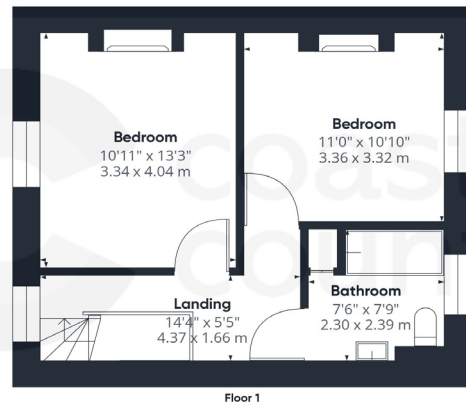
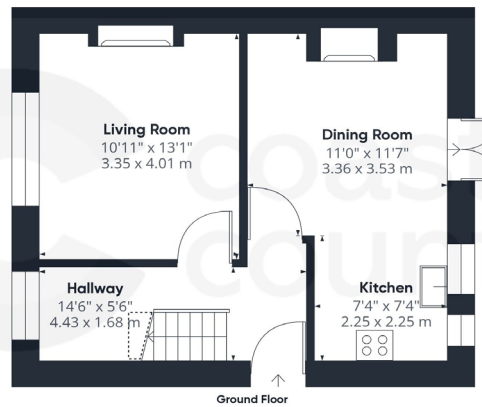
**Accommodation:** A part obscure-glazed entrance door leads to the entrance hallway with stairs to first floor, window to front and the area under the stairs is a useful storage/study area. The lounge has a large to front, feature fireplace with marble surround, tiled insert and living flame coal effect fire. The kitchen/dining room is fitted with a modern range of wall and base units, pine work surfaces, tiled splashback, Belfast style sink, built-in oven, hob and dishwasher with space for fridge freezer, two sash-style windows to rear and the dining area has a feature brick fireplace and French doors to the garden. Upstairs on the first-floor landing there is a window to front and access to the loft. Bedroom one has a window to front and feature fireplace. Bedroom two has a sash-style window to rear and feature fireplace. The bathroom has a modern white suite comprising panel bath with shower over, screen and tiling to surround, low-level WC, vanity wash basin, ladder style radiator, storage cupboard and obscure-glazed sash-style window.

**Outside:** Outside to the front steps, gate and paved path lead to front door. A gate gives access to the rear where the courtyard garden is paved with small retaining wall, feature stones and shrubs. There are two outhouses, one for storage and the second is a utility with plumbing for washing machine and spaces for tumble dryer and freezer.

**Parking:** Residents on street permit parking is available.

**Directions:**

From the Penn Inn roundabout at Newton Abbot. Take the A381 heading into the town centre. Keep left and continue straight ahead at the first set of traffic lights. Take the fourth left into Church Road. The property can be found a short distance along on the right hand side.



**Approximate total area**  
788.49 ft<sup>2</sup>  
73.25 m<sup>2</sup>

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

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**Agents Notes:**

Council Tax: Currently Band B

Tenure: Freehold

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

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 ± 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.