



Newton Abbot

2x 1x

ENERGY RATING C75

- Virtual Tour Available
- Modern Terraced House
- 2 Bedrooms
- Open Plan Living/Dining/ Kitchen
- Modern Bathroom
- Separate Utility/WC
- Single Garage
- Ideal First Home or Buy to Let

Guide Price:
£189,950
FREEHOLD

2 Harlington Court Kingsteignton Road, Newton Abbot, TQ12 2QB

Tucked away in a small courtyard-style development around 500m walk from Newton Abbot's vibrant town centre and its amenities is this contemporary-style town house. With a light-filled interior, fashionable well-proportioned accommodation and an integral garage providing parking, the property has no garden making it an ideal lock up and leave home, investment buy or first purchase.

Newton Abbot's offers a well-served town centre with plenty of shops, bars, restaurants, businesses, and mainline railway station and also various primary and secondary schools. For the commuter, the A380 South Devon Link Road north to Exeter and south to Torbay is just over a mile's drive.

Accommodation: Stepping inside, twin anthracite-coloured framed double-glazed doors open to the ground floor hallway, itself surprisingly large with turning staircase to the first floor. On the entry level is a good-sized plumbed utility/laundry room with worktop and cupboards and also having a useful WC off.

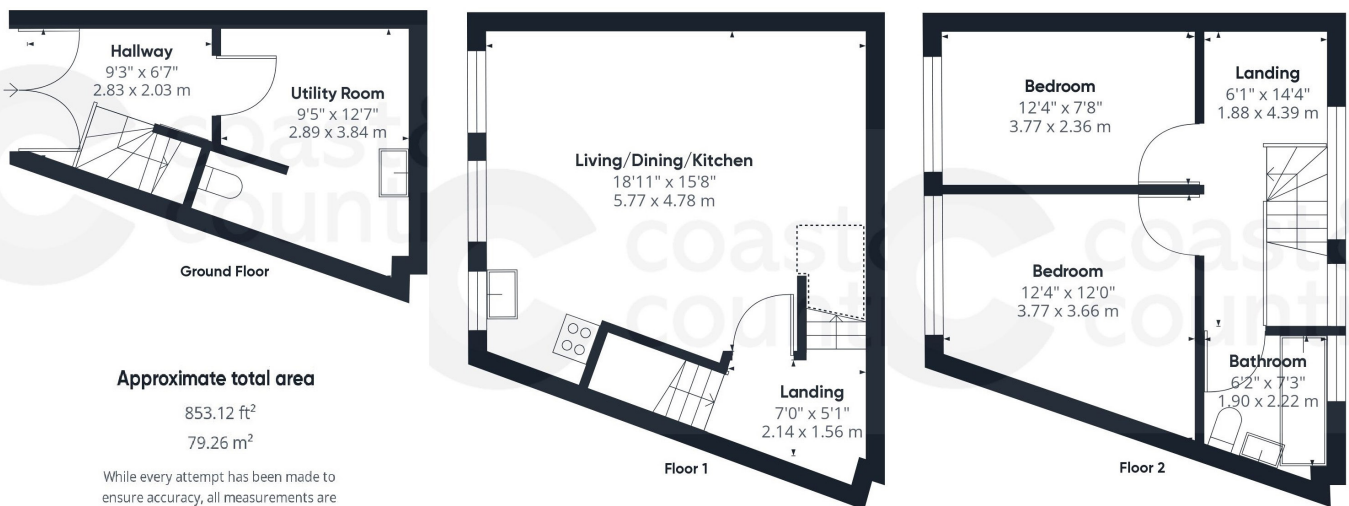
On the first-floor landing, which itself has stairs to the top floor, is the living room accommodation, which comprises one large, fashionable open plan space with extensive glazing providing plenty of light at the front. One corner is a modern fitted kitchen and there is also plenty of space for both dining and sitting furniture.

On the top floor once again extensive glazing, this time to the rear, provides a large amount of light and there is also a recess at one end.

Doors open to two double bedrooms and a bathroom with modern white suite.

Parking: Single garage with roller door.

Directions: Heading into town past Newton Abbot railway station, bear right at the traffic lights on to the Avenue. Continue to the roundabout and turn left. Pass the Fire station and the mill apartment building and turn immediately left. Number 2 is straight ahead.



Approximate total area

853.12 ft²

79.26 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

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Service Charge: Currently Approximately £230 per annum

Services: Mains water. Mains drainage. Mains gas. Mains electricity.

Review Period: Annually

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	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 ± 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.