



## Newton Abbot

2x  1x 

ENERGY RATING D67

- Virtual Tour Available
- Period Mid-Terraced House
- 2 Bedrooms
- Open Plan Lounge/Diner
- Modern Kitchen
- First Floor Bathroom
- Courtyard at Rear
- Ideal First Purchase or Buy to Let

**Guide Price:**  
**£190,000**  
FREEHOLD

# 27 Beaumont Road, Newton Abbot, TQ12 1BA

A Victorian style mid terraced home offering spacious accommodation and situated in a convenient location a short distance from the town centre. Offering two double bedrooms, a large lounge/dining room, kitchen, rear porch/conservatory and first floor bathroom the property also boasts gas central heating, double glazing and a small courtyard garden to the rear. The property will appeal to a wide range of buyers, making an ideal first purchase, family home or investment for letting.

Beaumont Road is conveniently situated not far from Newton Abbot town centre with its wide range of shopping, business and leisure facilities. For the commuter the A380 dual carriageway to Torbay and Exeter is approximately ¾ mile away, there is a bus station with timetabled bus routes throughout Teignbridge and Torbay, and the mainline railway station is within walking distance.

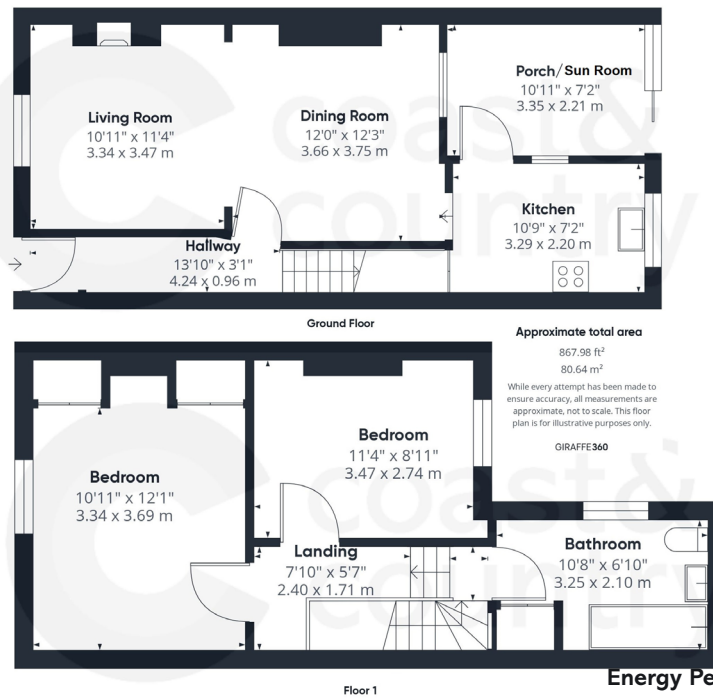
**Accommodation:** A part obscure glazed entrance door leads to the hallway with stairs to first floor and door to the lounge/dining room. The lounge area has a window to front, a feature stone fireplace and opens to the dining area with window to rear and opening to the kitchen with a modern range of high gloss wall and base units, rolled edge work surfaces and tiled splashbacks, inset single drainer sink unit, built in oven and hob, window to rear and door to the rear porch/conservatory with sliding doors to the courtyard.

Upstairs the landing has access to a loft. Bedroom one has a window to front and built in louvre door wardrobes. Bedroom two has a window to rear. The bathroom comprises a panelled bath with shower over, low-level WC, pedestal wash basin, storage cupboards and double-glazed window to side.

**Outside:** Outside there is a small courtyard with gate to rear service lane.

**Parking:** Residents' on street permit parking is available, arranged through the local authority.

**Directions:** From the Penn Inn roundabout follow signs for Totnes A381. Continue straight ahead through all the sets of traffic lights. Take the fifth turning on the left into Beaumont Road.



## Energy Performance Certificate:

### Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 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.