



Newton Abbot

2x  1x 

ENERGY
RATING
D67

- Video Walk-through Available
- Smart Period Mid-Terraced House
- 2 Double Bedrooms
- Lovely Lounge/Dining Room
- 2 Bath/Shower Rooms
- Courtyard Gardens Front & Rear
- Light & Airy Kitchen/Breakfast Room
- Ideal First Home or Buy to Let
- Cul-de-sac Position
- Early Viewings Advised

Guide Price:
£240,000
FREEHOLD

10 Forde Close, Newton Abbot, TQ12 4AF



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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A charming, deceptively spacious and well-presented older-style mid-terraced house situated in a convenient and level location. The accommodation boasts two double bedrooms, two reception rooms, kitchen/breakfast room, bathroom and shower room. Gas central heating and Upvc double glazing are installed and outside there is an easy to maintain rear courtyard garden. The property will appeal to a wide range of buyers and make an ideal first purchase, family home or investment for letting and viewings come highly recommended.

Forde Close is situated approximately ½ mile and on the level from Newton Abbot town centre with its wide range of shopping, business and leisure facilities. Newton Abbots mainline railway station is within a short walk and The Penn Inn roundabout with A380 dual carriageway links to Exeter and the M5 beyond is approximately ¼ mile away.

The Accommodation:

A uPVC part obscure double glazed entrance door and entrance porch with tiled flooring and multi glazed door to the hallway with stairs to first floor, tiled flooring and door to the dining room. The dining room is a large open room with tiled flooring, understairs storage cupboard and archway to lounge with walk-in bay window, space for woodburning stove and door to hallway. From the dining room an archway and step lead down to the kitchen/breakfast room. The breakfast area has an atrium style glazed roof, tiled flooring and multi glazed door leading to courtyard garden. The kitchen is fitted with a range of wall and base units with tiled work surfaces, matching splashback, inset single drainer sink unit, space for appliances, wall mounted gas boiler, tiled flooring and window to rear.

Loft space with space saver ladder which subject to necessary planning and building regulations could potentially be converted to an additional bedroom. Bedroom one has a window to front and fitted cupboards. Bedroom two has a window to rear and the bathroom has a suite comprising panel bath with shower over, part tiled walls. low level WC, pedestal wash basin, heated towel rail and window. There is also a shower room/WC with shower cubicle, low-level WC shower and window.

Outside:

Outside to the front there is a gate leading to paved patio with gravel borders. The rear garden has a paved patio, hardstanding for shed and gate to rear service lane.

Parking:

Residents' on street permit parking is available through the local authority.

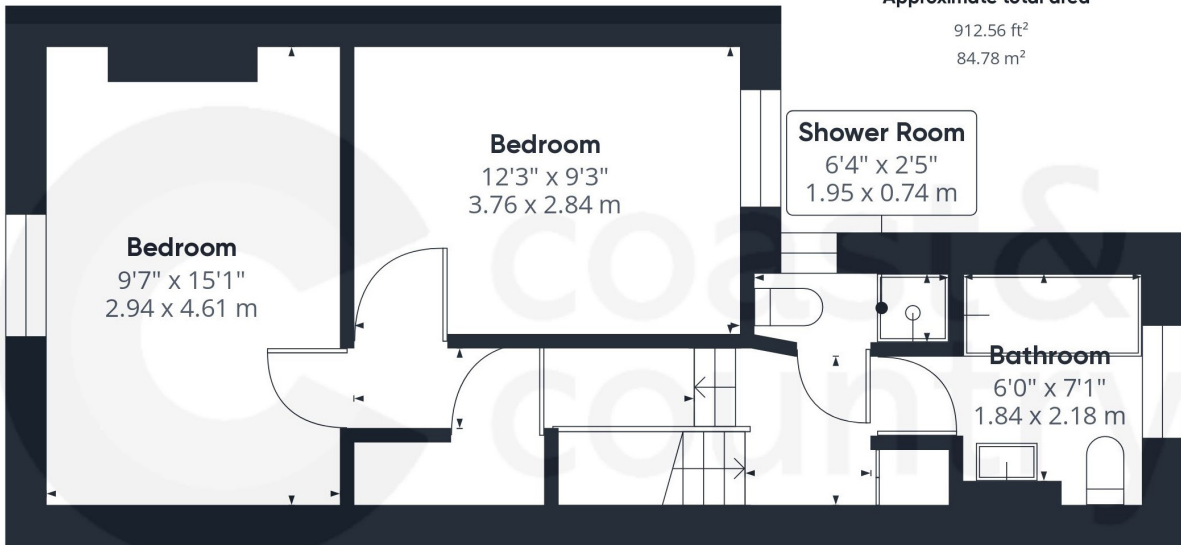
Directions:

From the Penn Inn roundabout heading into Newton Abbot. Keep in the right hand lane. At the traffic lights turn right into Brunel Road. Forde Close is the first turning on the left.





Ground Floor



Floor 1

Approximate total area

912.56 ft²

84.78 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

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		81 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 \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.