



Newton Abbot

3x  1x 

ENERGY
RATING
D65

- Video Walk-through Available
- Spacious Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen & Bathroom
- Lovely Lawned Gardens Front & Rear
- Much Potential
- Popular Location
- Convenient for A380
- Early Viewings Encouraged

Guide Price:
£265,000
FREEHOLD



19 Woodlands Road, Newton Abbot, TQ12 4ER

In the same ownership for some years and clearly loved and cherished over that period, this mature semi-detached house has much to offer. Located in a popular cul-de-sac not far from the Penn Inn roundabout, the house sits on a wonderful and surprisingly large plot with well-maintained gardens, the rear backing onto to the Shaldon road, and the front providing potential for creating a driveway for parking several cars subject to all necessary planning and consents.

Adjacent to the side of the house and accessed externally is a very useful outbuilding presented in four separate parts, one of which is a toilet and the others providing excellent storage and utility space.

Approximately a mile away from Newton Abbot town centre, the property is also convenient for a wide range of local shops, a primary school and more.

The Accommodation:

Stepping inside, the accommodation is presented in immaculate order, but does offer the potential for a degree of updating. An entrance hallway has fitted cupboards with floor to ceiling sliding doors. The lounge is cosy and has patio doors opening to an adjoining paved terrace, with the rear garden beyond. A separate dining room overlooks the front and provides access to the rear-facing kitchen with side door and selection of cabinets, a useful larder cupboard and an integrated oven and hob.

On the first floor are 3 well-proportioned bedrooms, one of which has an oversized shower cabinet in one corner, and a bathroom with WC and basin.

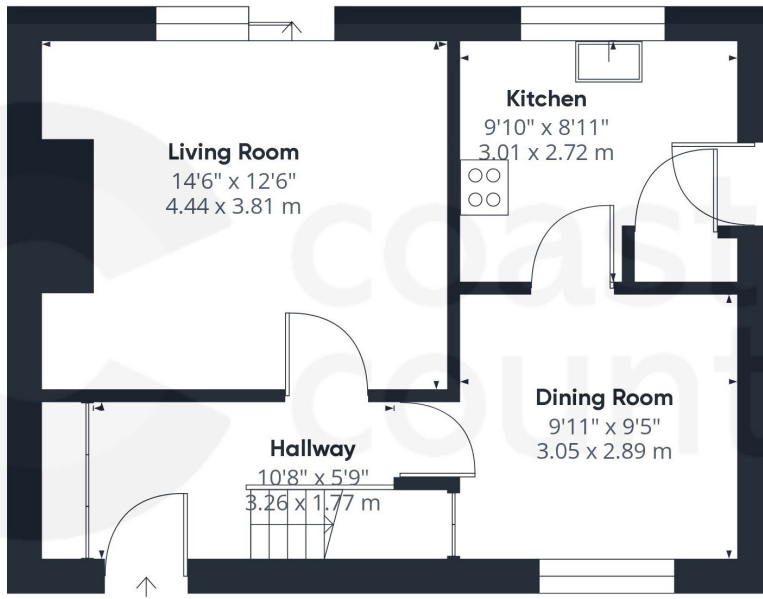
Outside:

Superb and fully enclosed front and rear gardens which are of an impressive size and immaculately presented.

Parking:

On street.





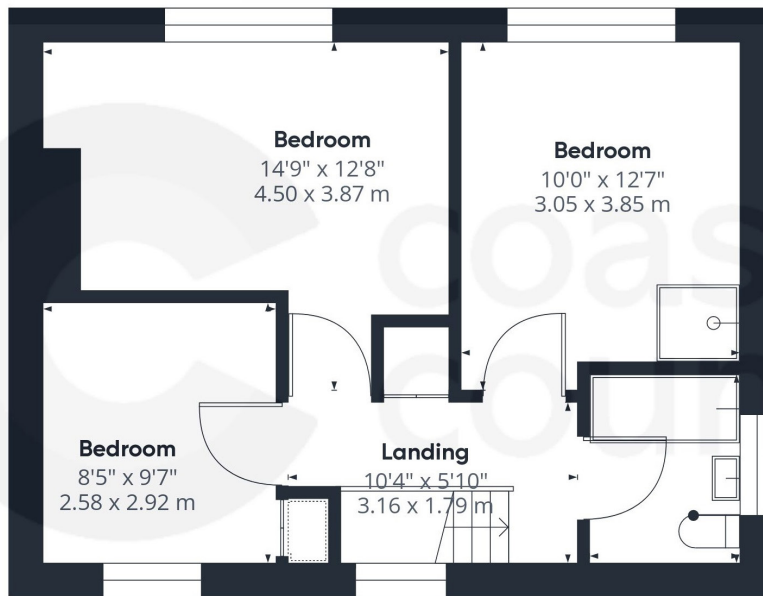
Ground Floor

Approximate total area

881.01 ft²
81.85 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 electricity.

The sale of this property is subject to a grant of probate.

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	65 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.