



## Abbotsbury, Newton Abbot

3x  1x 

ENERGY RATING D64

- Video Walk-through Available
- Period Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen & Bathroom
- Courtyard/Parking Space to Rear
- Sought-After Abbotsbury Area
- Smartly-Presented Throughout
- Spacious Accommodation
- Internal Viewings Highly Recommended

**Guide Price:**  
**OIEO £290,000**  
FREEHOLD







## 60 Abbotsbury Road, Newton Abbot, TQ12 2NS

A modernised and tastefully presented three-bedroom Victorian style mid-terraced family home. The spacious accommodation boasts a beautiful lounge with bay window, a separate dining room, a modern kitchen/breakfast room, three bedrooms and a modern bathroom. Gas central heating and double glazing are installed and outside there is an easy to maintain front garden and driveway parking to the rear. This beautiful family home will appeal to buyers looking for a spacious home with period features and spacious accommodation in a convenient location.

The property is situated in a highly desirable residential road and enjoys access to the town centre, shops, market, bus and train station, there are several schools catering for children of all ages, doctors' surgery and dental practise also nearby. Newton Abbot is a thriving market town, located just off the A38 and is well situated for access to the cathedral city of Exeter, the well-renowned coast of Torbay and Dartmoor making it popular with locals, commuters and second home buyers alike.

### The Accommodation:

A part obscure-glazed entrance door leads to the entrance porch with multi obscure-glazed door to hallway with stairs to first floor and cupboard under. The lounge has a window with outlook to front, feature fireplace, coved ceiling, picture rail and wood flooring. There is a separate dining room with a beautiful feature fireplace and door and side panel leading to garden. There is a kitchen/breakfast room and the breakfast area has a window to side, wood flooring and opens to the kitchen which is fitted with a range of wall and base units with wooden work surfaces, matching splashback, inset single drainer sink unit, space for range style cooker, concealed appliances, windows to rear and side and composite part glazed door leading to outside.

On the first floor, the landing has a storage cupboard and the master bedroom has a large walk-in bay window and further window to front. Bedroom two has a window to rear and louvre doored cupboard. Bedroom three has a window to rear and built-in cupboards. The bathroom comprises a modern white suite with panelled bath, shower over, screen and tiling to surround, low-level WC, pedestal wash basin and two obscure-glazed windows.

### Outside:

Outside to the front there is a gate with shrub border and path leading to covered veranda and front door. The rear garden has two outside stores one with gas boiler, plumbing for washing machine and the other for storage. There is also a flower border and off-road parking for one car accessed off the rear service lane.

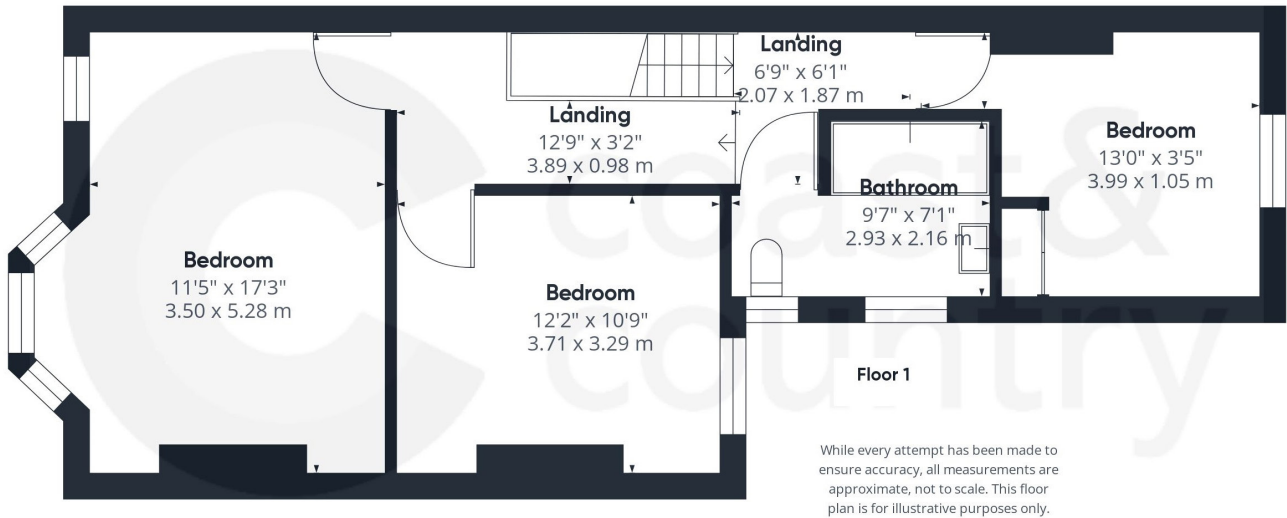
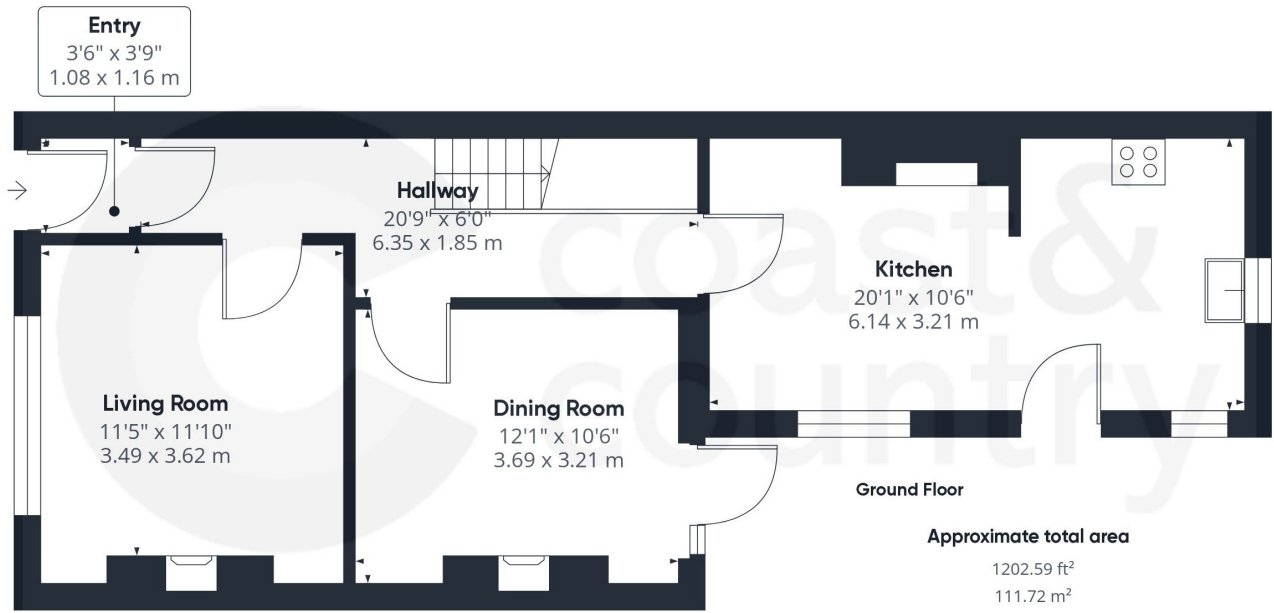
### Parking:

Rear courtyard provides parking for one vehicle.

### Directions:

From Newton Abbot Railway Station, follow the road towards the town and take the third right onto The Avenue. Follow The Avenue to the Balls Corner Roundabout (B&Q) and take the first exit. Take the second right (after the traffic lights) into Abbotsbury Road and the property is on the right hand side, after the turning for Garston Avenue.





GIRAFFE360

**Agents Notes:**

Council Tax: Currently Band C

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	64 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.