



Newton Abbot

3x  1x 

ENERGY
RATING
D59

- Superb Period Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Beautifully Presented
- Spacious Bathroom with Shower Cabinet
- Rear Courtyard
- Resident Permit Parking Scheme
- Convenient for Town & Mainline Railway Station
- Internal Viewings Highly Recommended

Guide Price:
£290,000
FREEHOLD



16 Church Road, Newton Abbot, TQ12 1AL

A superbly presented and tastefully modernised brick built Victorian semi-detached home in a convenient location close to the town. The spacious accommodation boasts two reception rooms both with feature fireplaces, a modern kitchen and bath/shower room. Gas central heating and double glazing are installed and outside there is a courtyard garden and residents on street permit parking. Internal viewings come highly recommended to appreciate the spacious well-presented accommodation and period features on offer.

Church Road is situated a short distance from the town centre close to both Forde Park and the renowned Decoy Park. Newton Abbot is a popular market town with an abundance of shopping and leisure facilities and a mainline railway station with express link to the capital. Further excellent communication links include the A380 dual carriageway (approximately 1/2 mile away) to Exeter and the M5 beyond and the A38 Devon Expressway (4 miles away) to Plymouth and Exeter.

The Accommodation:

A wooden part glazed entrance door leads to the entrance porch with tiled flooring and glazed door to entrance hallway with wood flooring, storage cupboard housing wall mounted gas boiler, under stairs storage area with obscure glazed window and stairs to first floor. The lounge has a walk-in bay window to front, feature fireplace with marble surround, tiled inset and hearth, ladder-style radiator and picture rail. There is a separate dining room with another feature fireplace and picture rail and glazed French doors leading to the courtyard. The kitchen has been refitted with a modern range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, range style cooker, concealed fridge/freezer and space and plumbing for washing machine and dishwasher, tiled flooring, spotlights, display cabinets with lighting, part obscure glazed door to side and window.

Upstairs on the first-floor landing there is a window to side and access to a loft. Bedroom one has a walk-in bay window to front and a feature fireplace. Bedroom two has a window to rear and fireplace. Bedroom three has a window to front and there is a spacious bath/shower room with freestanding roll top bath with mixer tap/shower attachment, separate walk-in shower cubicle, low level WC,

pedestal wash basin, heated towel rail and obscure-glazed windows.

Outside:

Outside to the front steps lead to the front door and gravelled area with well stocked shrub borders. The rear courtyard is paved and enclosed.

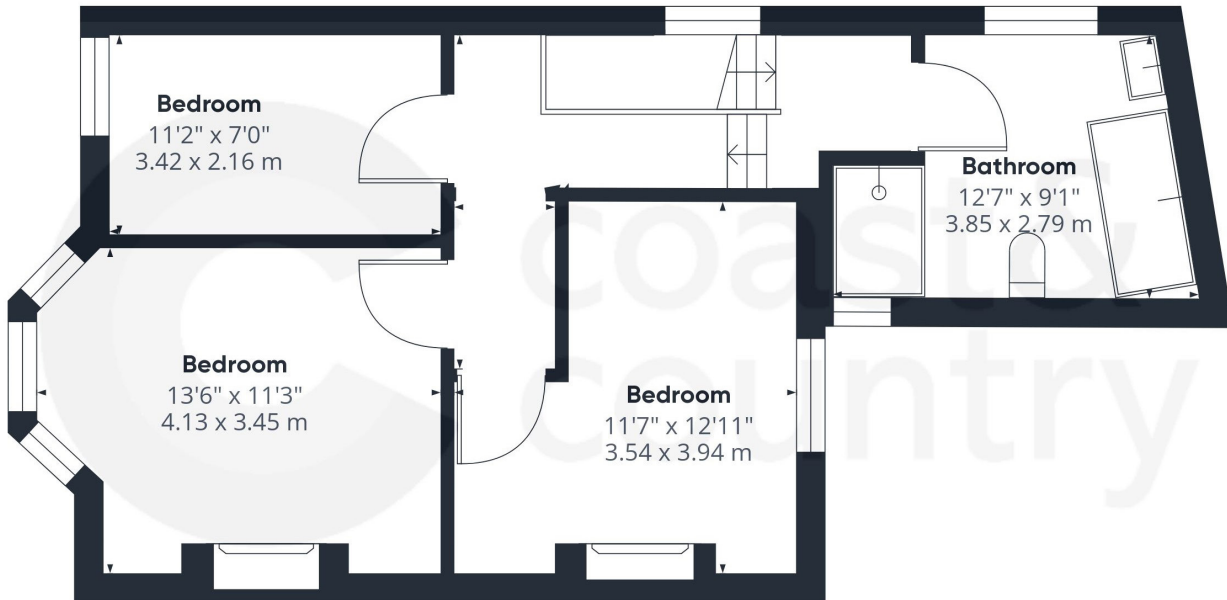
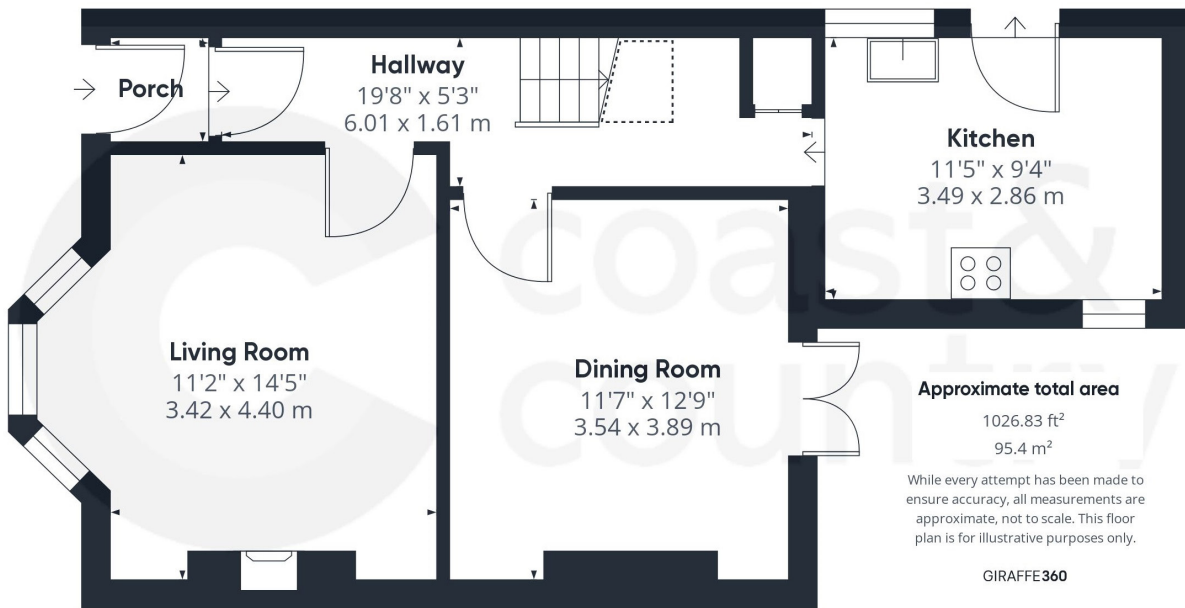
Parking:

Residents' on street permit parking is available.

Directions:

From the Penn Inn roundabout at Newton Abbot. Take the A381 heading into the town centre. Keep left and continue straight ahead at the first set of traffic lights. Take the fourth left into Church Road. The property can be found a short distance along on the right hand side.





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		
69-80	C		79 C
55-68	D	57 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.