



Newton Abbot

3x  1x 

ENERGY
RATING
D66

- Video Walk-through Available
- Mature Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Modern Shower Room
- Kitchen & Breakfast Room
- Front & Rear Gardens
- Much Potential
- Convenient for Schools & Town Centre
- No Upward Chain

Guide Price:
OIEO £300,000
FREEHOLD



42 Old Exeter Road, Newton Abbot, TQ12 2NE

Situated in one of Newton Abbot's premier residential locations is this three-bedroom, 1930s style, bay-windowed, semi-detached house. The spacious accommodation comprises two reception rooms, a L-shaped kitchen, small sun room and cloakroom/WC along with a shower room/WC. Gas central heating and uPVC double-glazing are installed and outside there is an easy to maintain rear garden.

Old Exeter Road is a highly desirable road situated a short distance from the centre of Newton Abbot, a thriving market town with a wide range of amenities including a high street with various shops, coffee shops and restaurants, primary and secondary schools, a leisure centre, parks, hospital and out of town business and retail parks. For the commuter, there is a bus station and mainline railway station with direct links to London Paddington.

The Accommodation:

An open canopy porch with composite part obscure double glazed entrance door and side panels leads to the entrance hallway with stairs to first floor, cupboard under and a cloakroom/WC with low level WC, wash basin and -glazed window. The lounge has a walk-in bay window to front and feature stone fireplace with polished wood mantle extending to side incorporating TV shelf. The dining room has a feature fireplace and opens to a small breakfast room with Velux window and hardwood effect double glazed patio doors to garden. A multi glazed door gives access to the kitchen which is also accessed off of the hallway and is L shaped and fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, space for appliances, wall mounted gas boiler, windows to side and rear and an obscure-glazed door to rear porch with windows and door to outside.

On the first-floor landing there is a window to side. Bedroom one has a walk-in bay window to front and a range of fitted louvre door wardrobes. Bedroom two has a window to rear and built-in cupboards. Bedroom three has a window to front and the shower room has a corner shower cubicle, low level WC, vanity wash basin, heated towel rail, tiled walls and a window.

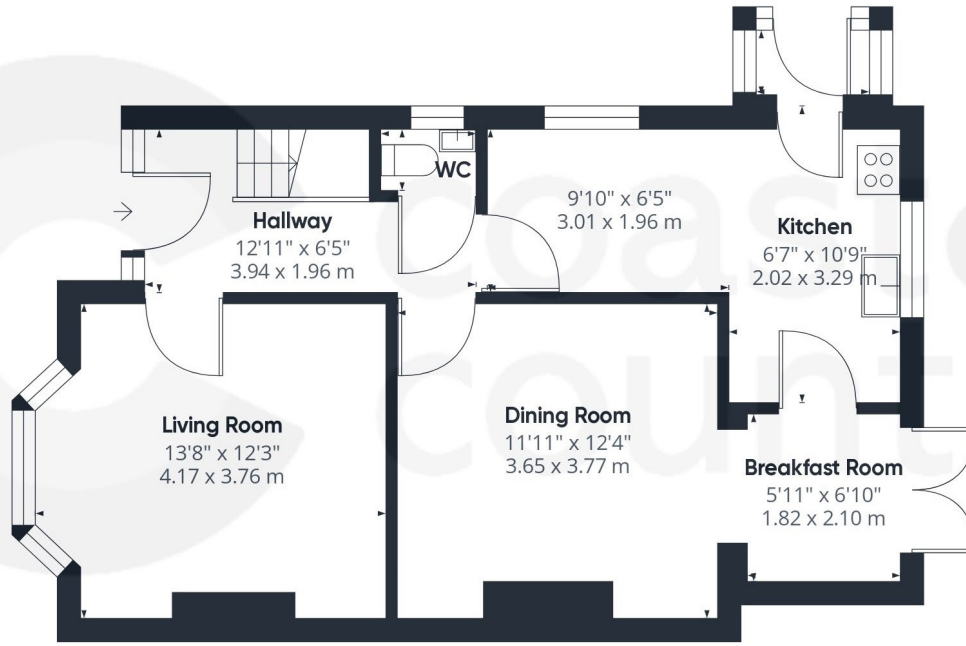
Gardens:

Outside to the front, steps and path lead to the front door. There are gravelled areas with shrubs and a paved patio. The rear garden is landscaped for ease of maintenance with a paved patio, steps and paved path lead to a large gravelled area with timber shed and shrub borders to side.

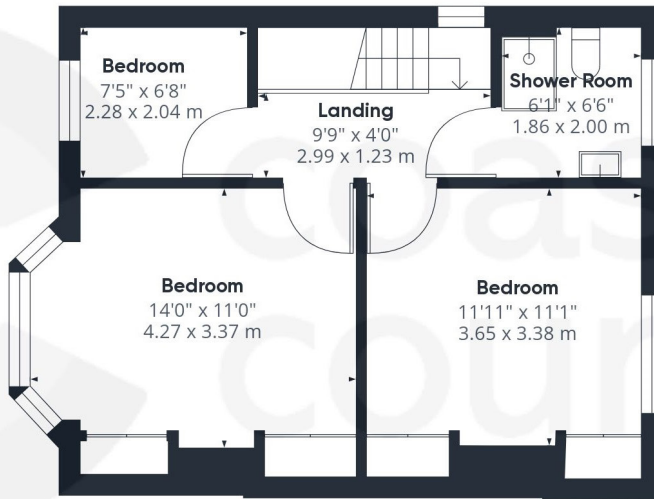
Directions:

From the Coast & Country office follow the Queen Street one way system. Turn right by the Courtenay Arms into Albany Street. Follow the road straight ahead into Cricketfield Road. Turn left at the traffic lights onto Halcyon Road (B3195). Continue straight ahead through the next set of traffic lights, past the multi storey car park on the left. At the traffic lights turn right onto Highweek Street (A382). Take the first right, then immediately left into Old Exeter Road and the property is on your right.





Ground Floor



Floor 1

Approximate total area

1019.77 ft²
94.74 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 D

Tenure: Freehold

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

This property is not currently registered with the Land Registry.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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.