



Newton Abbot

2x  1x 

ENERGY
RATING
D60

- Video Walk-through Available
- Charming Terraced House
- 2 Double Bedrooms
- Period Features and Modern Benefits
- High-Gloss Kitchen
- 250m Level Walk to the Clock Tower
- Show-Stopper Bathroom
- Resident Permit Parking Scheme
- Rear Courtyard
- Ideal First Home or Buy to Let

Guide Price:
£225,000
FREEHOLD

8 St Leonards Road, Newton Abbot, TQ12 1JX - Draft



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A delightful period terraced house located in a well-respected road around 250 meters level walk from the clock tower in Newton Abbot's town centre. Smartly presented, the property seamlessly teams modern benefits with lovely character features making an attractive home for a wide variety of potential buyers. With a wide selection of shops and other amenities conveniently on the level, the house is also within easy reach of Bakers Park and Bradley Manor and its picturesque walks along the River Lemon.

With a charming courtyard large enough for a table and a couple of chairs and an attached store at the rear, the road at the front operates a residents parking permit scheme through the local authority.

The Accommodation:

Stepping inside the interior has a lovely feel and plenty of natural light. A modern pvc stable door opens into an entrance hall which leads to a turning staircase to the first floor. Originally two rooms the sitting room and dining room are now partly open plan with an archway dividing the two areas, the sitting room overlooking the front and having an open fireplace and the dining room with a double-glazed door to the rear courtyard. The kitchen flows well from the dining room and features a selection of sleek high gloss cabinets in a U shape with an integrated oven and hob.

On the first floor the spacious part galleried landing is a real feature of the house and provides access to two double bedrooms, the principal across the full width of the front of the house and with an arched window and decorative fireplace. Off a half landing is the bathroom which is a real show stopper having been replaced over recent times with a stunning, free standing, slipper-style bath, separate oversized shower cabinet with glass screen vanity basin and WC, all complemented by coordinating wall tiling.

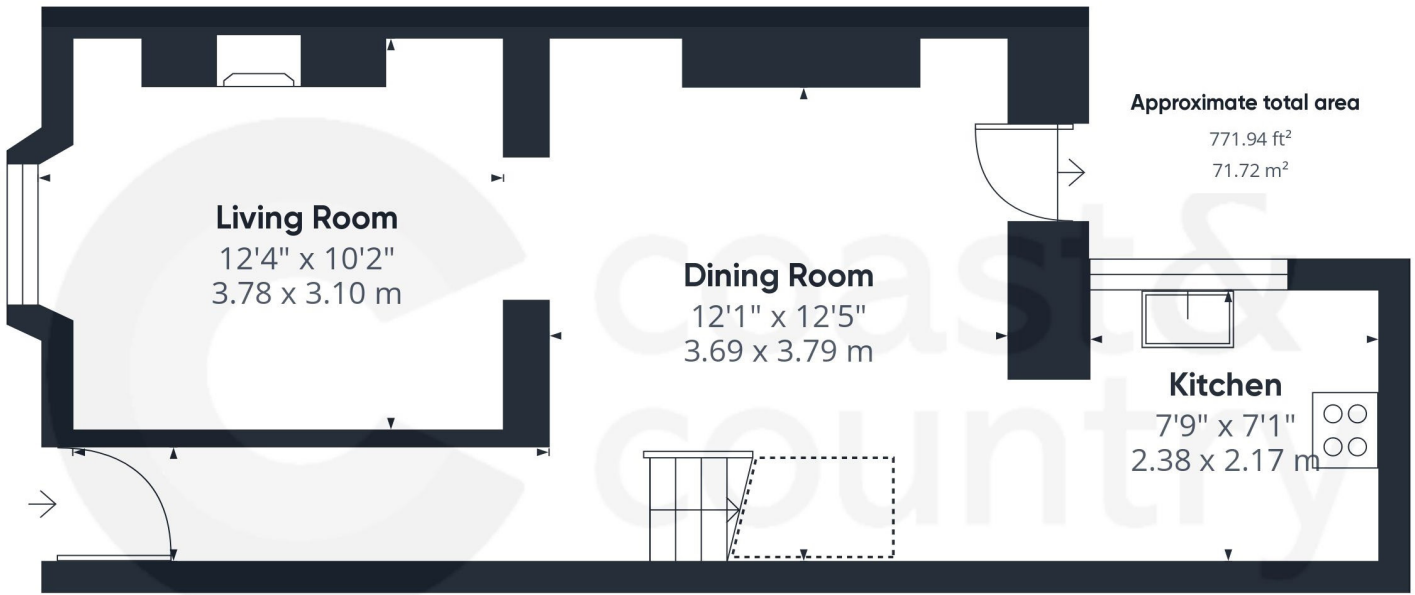
Outside:

Small front garden with wrought iron gate leading the front door. Enclosed rear courtyard which is private and has a storage shed off.

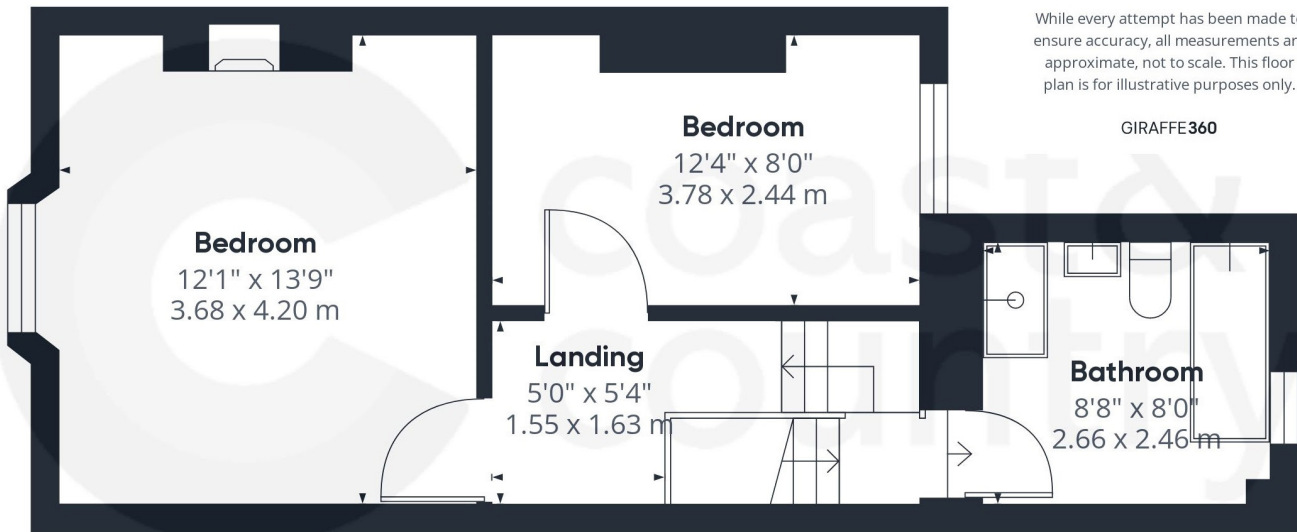
Parking:

Residents parking permit scheme via Teignbridge District Council.





Ground Floor



Floor 1

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		82 B
69-80	C		
55-68	D	60 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.