



## Abbotsbury, Newton Abbot

4x  1x 

ENERGY  
RATING  
D67

- Virtual Tour Available
- Complete Renovation Required
- Period End Terraced House
- 4 Bedrooms
- 2 Reception Rooms
- Much Potential
- Generous Garden
- Close to Town Centre

**Guide Price:**  
**£275,000**  
FREEHOLD



# 1 Abbotsbury Road, Newton Abbot, TQ12 2LZ

A Victorian end of terrace family home in need of modernisation and improvement. The spacious accommodation comprises four bedrooms and two reception rooms with a kitchen and bathroom (without fitments). Gas central heating and double glazing are installed and outside there is a generous lawned garden. Early viewings come highly recommended to appreciate the potential this period home offers in addition to the gardens and convenient location.

The property is situated in a highly desirable residential road and enjoys easy 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.

**Accommodation:** A part glazed entrance door leads to the entrance hallway with stairs to first floor and cupboard under. The lounge has a walk-in bay window overlooking the garden and there is a separate dining room with window overlooking the garden. The kitchen has windows and obscure-glazed door leading to outside. The cupboards have been removed and there is a sink unit.

Upstairs on the first-floor landing there is a storage area. Bedroom one has a walk-in bay window overlooking the garden. Bedroom two has a window overlooking the garden. Bedroom three has a window to rear and a cupboard housing wall mounted gas boiler. Bedroom four has a window to front. The bathroom has had majority of the

sanitary ware removed and has an obscure-glazed window.

**Outside:** Outside to the front there is a gate and path leading to front door, the path extends to the side where there is a large lawned garden with a selection of shrubs to boundaries. To the rear there are several patio areas and steps and gate to rear service path.

**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 can be found on the left hand side.



### Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

### Floor Plans - For Illustrative Purposes Only

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.

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		