



Newton Abbot

4x  2x 

ENERGY
RATING
D66

- Video Walk-through Available
- Charming Period Mid-Terraced House
- 4 Bedrooms (1 en-suite)
- 2 Reception Rooms
- Kitchen/Diner, Laundry Room & Cloaks/WC
- Double-Width Driveway
- Convenient for Town & Mainline Station
- Low Maintenance Outside Spaces
- Spacious, Beautifully Presented House
- Early Viewings Advised

Guide Price:
£350,000
FREEHOLD

20 Torquay Road, Newton Abbot, Devon, TQ12 1AJ



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

20 Torquay Road, Newton Abbot, Devon, TQ12 1AJ

Retaining some original features and enjoying high ceilinged rooms is this superb, period, terraced house with particularly roomy and well-presented accommodation. With a charming and privately enclosed L shaped courtyard garden at the rear, and an enclosed decked terrace at the front, the property has the rare and excellent benefit of a double width driveway providing off road parking for two vehicles at the rear. Elevated up above Torquay Road, the house is within half a mile or so from Newton Abbot's vibrant town centre with its excellent range of shops, businesses and restaurants. Also within easy reach are Courtenay Park and the railway station.

The Accommodation:

Stepping inside, the house flows well with the main entrance hallway featuring a handsome staircase leading up to a spacious, part-galleried landing above. There is a WC with basin off the hall as well as two good sized storage cupboards. There are two well-proportioned reception rooms, one featuring a period-style fireplace surround and virtually floor to ceiling window flooding the room with light. The long kitchen/diner is a real show-stopper with a comprehensive range of cabinets and some built-in appliances with French doors to the rear courtyard and a small plumbed laundry room off.

At first floor level there are four bedrooms and a family shower room. The principal bedroom has a walk-in wardrobe / dressing room and an en-suite bathroom.

Outside:

At the front is a decked terrace which is enclosed and private. At the rear is a delightful L shaped courtyard which offers an excellent level of privacy.

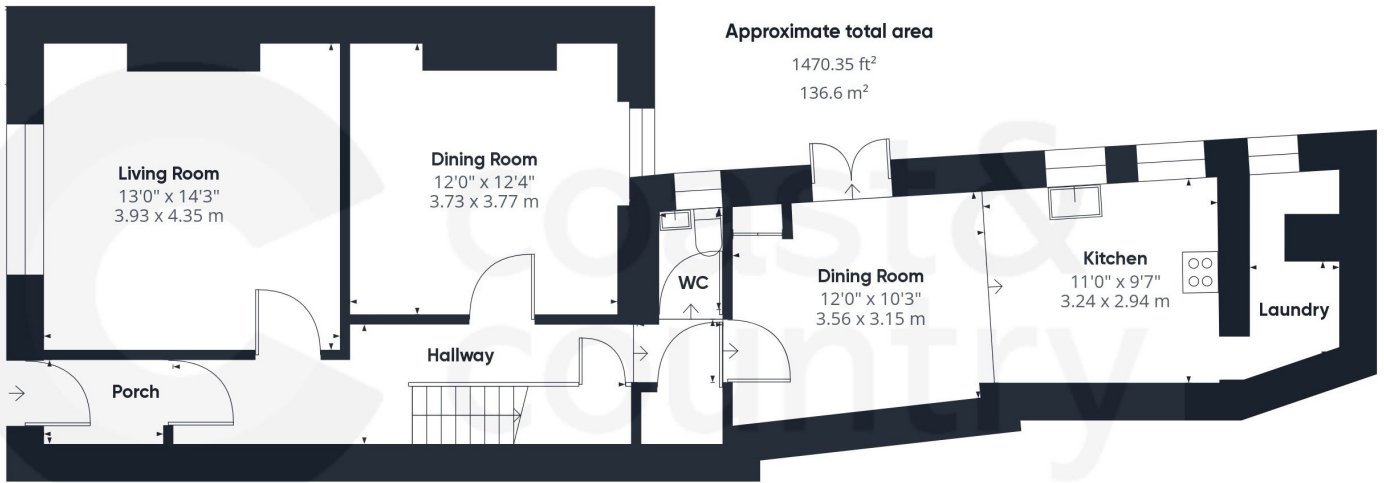
Parking:

Double width driveway for two vehicles at the rear and eligible for resident permit parking through the local authority.

Directions:

From our office head up Devon Square to the top and turn left into Torquay Road and number 20 can be found on the right elevated up above the road.





Approximate total area
 1470.35 ft²
 136.6 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.

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	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.