



Newton Abbot

2x 2x

ENERGY RATING
C69

- Video Walk-through Available
- 2 Bedroom Maisonette
- Lovely Lounge
- Modern Kitchen/Dining Room
- 2 Bath/Shower Rooms (1 en-suite)
- Far-Reaching Views
- Cul-de-sac Position
- Garage Opposite
- Low Maintenance Gardens
- Sought-After Location

Guide Price:
£225,000
LEASEHOLD

5 Powderham Terrace, Newton Abbot, TQ12 1HA



1000s of homes sold in Teignbridge

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

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A superb two double bedroom maisonette in a highly sought-after residential cul-de-sac offering spacious accommodation over two floors with a spacious lounge, a modern kitchen/dining room, two double bedrooms – master en-suite and a shower room. Gas central heating and double-glazing are installed and outside there is a good-sized paved garden, single garage and parking space. Pleasant views over the town towards Highweek Church can be enjoyed. This well-presented home will appeal to a wide range of buyers and viewings are highly recommended to appreciate the location and spacious accommodation on offer.

Powderham Terrace is a tucked away and private road conveniently situated not far from Newton Abbot's town centre with its wide range of shopping, business and leisure facilities. For the commuter the A380 dual-carriageway to Torbay and Exeter is approximately $\frac{3}{4}$ mile away, there is a bus station with timetabled bus routes throughout Teignbridge and Torbay, and the mainline railway station is within walking distance.

The Accommodation:

A shared entrance with door with porch and hallway leads to the flat's own entrance door leading into the kitchen/dining room which is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, built-in oven and hob, spaces for fridge/freezer and washing machine, window to rear enjoying pleasant views towards Highweek Church over the town. There is a door to the lounge with window to front and picture rail.

On the lower ground floor there is a rear hallway with storage area and door to the garden. Bedroom one has a window to front and a range of fitted wardrobes. Bedroom two has a window to rear, built-in cupboard and an en-suite bathroom with white suite comprising panelled bath with shower over, tiled surround, low level WC, pedestal wash basin, heated towel rail and obscure-glazed window. There is also a separate shower room with shower cubicle, low level WC, vanity wash basin, heated towel rail and part-tiled walls.

Outside:

Outside to the front there is a brick paved area, and the rear garden is enclosed and paved for ease of maintenance enjoying pleasant views with gate to rear access lane.

Parking:

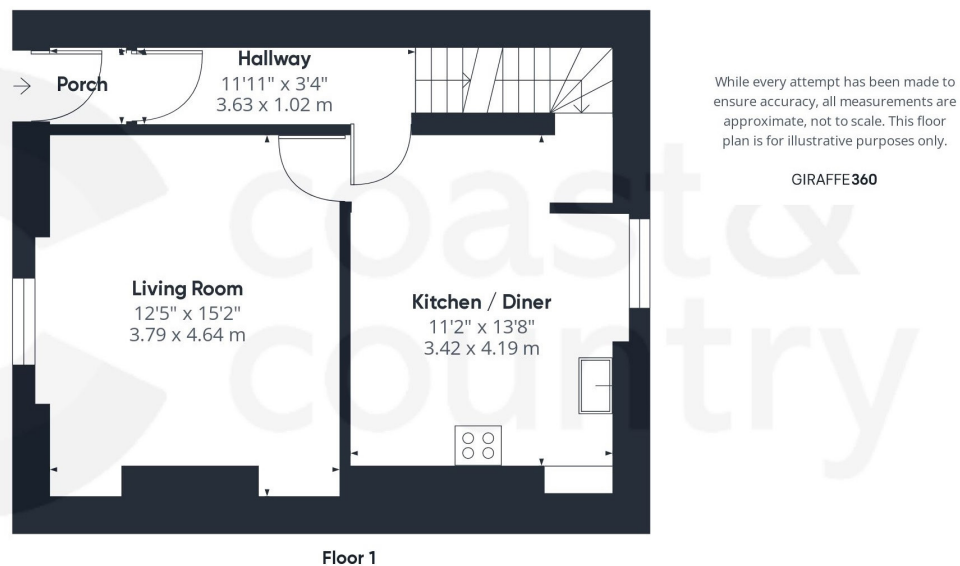
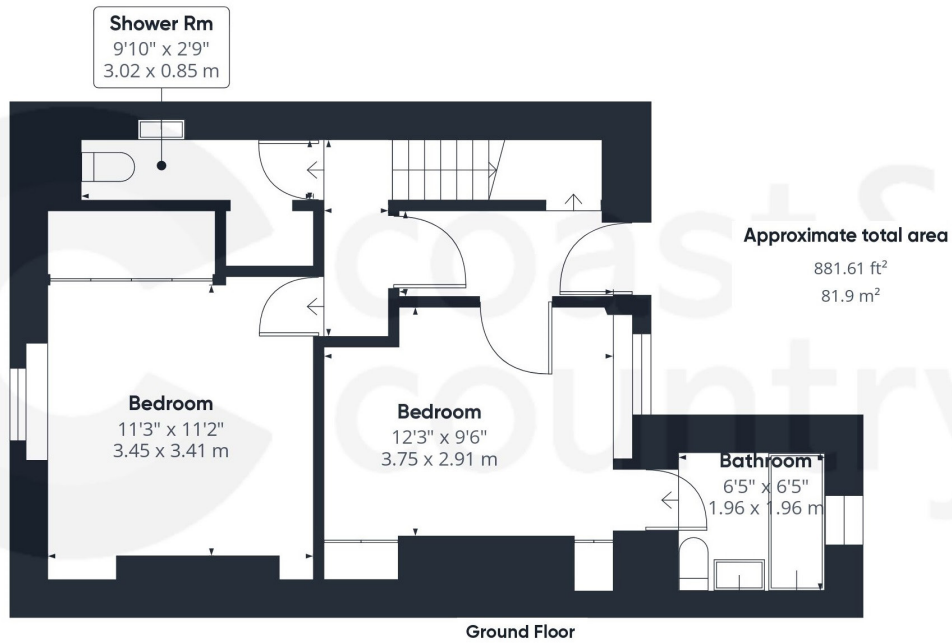
There is a single garage opposite the property.

Directions:

From Asda supermarket, passing Newton Abbot Police Station on your right, take the next right into Powderham Road. Follow the road to the left at the park and then around to the right. Powderham Terrace can be found on the left hand side.



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Agents Notes:

Council Tax: Currently Band B

Tenure: Leasehold

Lease: 999 years from 16/11/1988

Service Charge: The property is responsible for its own external maintenance.

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	69 C	78 C
55-68	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.