



## Newton Abbot

2x 1x

ENERGY RATING D64

- Video Walk-through Available
- Superb Period Terraced House
- 2 Double Bedrooms
- 2 Reception Rooms
- Modern Kitchen & Bathroom
- Enclosed Rear Garden
- Resident Permit Parking Scheme
- Close to Town and Amenities
- Convenient for Schools and Mainline Railway Station

**Guide Price:**  
**£245,000**  
FREEHOLD



## 46 The Avenue, Newton Abbot, Devon, TQ12 2BY

A delightful stone-fronted terraced house situated on the level for Newton Abbot town centre. Smartly presented, the property offers modern fittings to the kitchen and bathroom and had a new combination gas boiler fitted in 2022. At the rear the property has a charming privately enclosed lawned rear garden, and the area operates a residents' parking permit scheme through Teignbridge District Council.

The town centre is within easy reach and offers an extensive range of shops, businesses, bars and restaurants. Also a level walk away is the town's railway station, and both Courtenay Park and Osborne Park.

### The Accommodation:

Stepping inside, the property has a lovely feel, is well presented and retains some lovely features of its period. The wooden front door with semi-circular glazing over opens through an internal vestibule into the main hallway with stairs rising to the first floor. Overlooking the front is a cosy sitting room with decorative feature fireplace. A separate dining room overlooks the rear and has an understairs cupboard off. The lovely kitchen has grey cabinets, timber worktops and a window and door to the rear garden. Off the kitchen is a walk-in larder cupboard where the combination boiler is located and also a utility room with plumbing for a washing machine and additional appliance space. Completing the ground floor is a useful separate WC with modern white fittings including a hand basin.

The first floor is approached by a handsome turning staircase with a large storage cupboard on the landing. There are two double bedrooms, the principal particularly large and featuring two double glazed windows overlooking the front. Some similar homes have split this room to provide two bedrooms. Completing the picture is a first-class bathroom with shower over the bath, WC and wash basin.

### Outside:

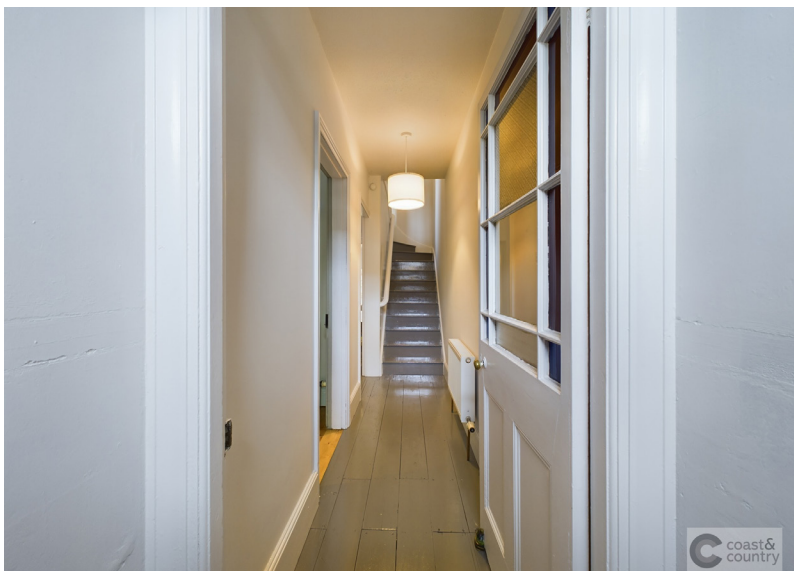
Lovely fully enclosed garden at the rear mainly laid to lawn.

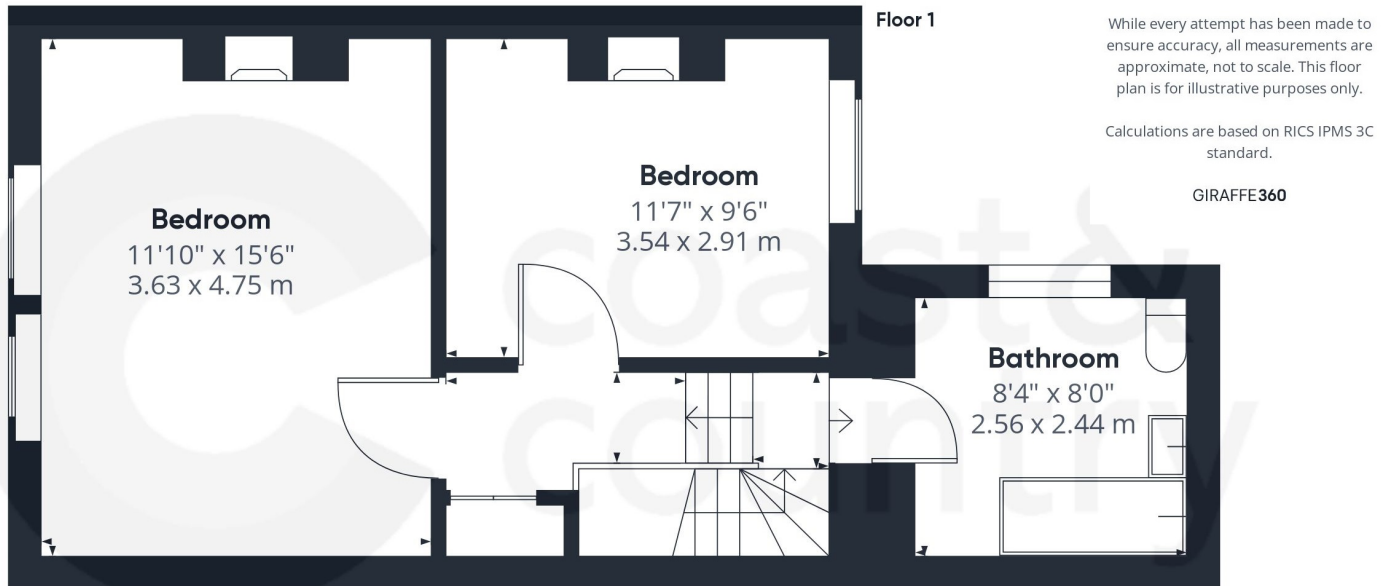
### Parking:

The area operates a residents parking permit scheme through Teignbridge district council O1626 361101.

### Directions:

On foot from our office head towards the train station and at the war memorial turn left into The Avenue and number 46 can be found on the right hand side.





**Agents Notes:**

Council Tax: Currently Band C

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		84 B
69-80	C		
55-68	D	64 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.