



Newton Abbot

2x  1x 

ENERGY
RATING
D63

- Video Walk-through Available
- Smartly-Presented Mid-Terraced House
- 2 Double Bedrooms
- Lounge and Dining Room
- Modern Kitchen

- Spacious Bathroom with Separate Shower
- Low Maintenance Rear Garden
- Convenient for Schools
- On Street Parking
- Close to Amenities

Guide Price:
£235,000
FREEHOLD

19 Coronation Road, Newton Abbot, TQ12 1TX



1000s of homes sold in Teignbridge

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

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Immaculately presented and well-appointed throughout, this mature bay-fronted terraced house is a credit to the current owners and can only be fully appreciated by an internal viewing. There is an attractive part-paved and part-gravelled courtyard garden at the rear which is fully enclosed with an access gate providing a lovely outdoor area. At the front the road has houses on one side only with the street having no parking restrictions.

Situated in an established and popular location, the house is around 500 metres on foot from the clock tower in Newton Abbot town centre with its excellent range of shops, businesses, cafés, restaurants and mainline railway station. The property is also within easy reach on foot of Dyrons Leisure Centre and both primary and secondary schools.

The Accommodation:

Stepping inside, the accommodation seamlessly blends the traditional feel of its period with up to the minute contemporary fittings all finished with an attention to detail. The modern period style front door opens to the entrance hallway initially with a tiled floor finish and then engineered oak which continues on a semi open plan basis into the dining room. This room has French doors to the rear courtyard and a wide square opening to the lounge with three-sided bay window with modern shutters and wood burner. The kitchen is stunning with a sleek range of handleless, white, high gloss cabinets with attractive compact laminate countertops, inset hob and undermount sink with contemporary mixer tap. Integrated appliances include an oven, cooker, hood, fridge, freezer, dishwasher and washing machine.

On the first floor a spacious part-galleried landing provides access to two double bedrooms and a first-class bathroom with tiled floor, vanity basin, WC, large shower cabinet and free-standing slipper-style bath.

Parking:

On street parking.

Gardens:

Delightful courtyard garden at the rear with paving and gravel all enclosed and with rear access gate.

Directions:

From Newton Abbot take the A382 Exeter Road. Turn left off Highweek Street into Highweek Road (sign posted for Newton Abbot Leisure Centre). Turn left into Broadlands Ave. Turn left again into Brownhills Road. At the mini roundabout take the first exit into Coronation Road.



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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		86 B
69-80	C		
55-68	D	63 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.