



Newton Abbot

3x  1x 

ENERGY
RATING
C73

- Video Walk-through Available
- Semi-Detached House
- 3 Bedrooms
- Lounge with Feature Fireplace
- Kitchen/Breakfast Room

- Shower Room and Ground Floor WC
- Driveway Parking
- Good-Sized Rear Garden
- Ideal First Buy or Family Home
- Convenient for Schools

Guide Price:
£245,000
FREEHOLD

119 Broadlands Avenue, Newton Abbot, TQ12 1SL



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An older-style three-bedroom semi-detached family home situated in a mature residential area. Boasting a large garden, and driveway parking the accommodation comprises cloakroom/WC, lounge, kitchen/breakfast room, three bedrooms and a shower room. Gas central heating and double glazing are installed and the property will appeal to a wide range of buyers making an ideal family home, first purchase or investment for letting and viewings are recommended.

Broadlands Avenue is a popular residential area convenient for primary and secondary schools, colleges and a leisure centre. It is also just a short walk from Newton Abbot town centre with its wide range of shops and amenities including a hospital, mainline railway station and bus station. For the commuter the A38 to Plymouth and Exeter is approximately four miles away.

The Accommodation:

An open canopy porch and uPVC part obscure double glazed door leads to the hallway with stairs to first floor. The lounge has two windows to front, feature fireplace with electric living flame log effect fire with display shelving and cupboards to either side, understairs cupboard, laminate flooring and folding glazed door to the kitchen/breakfast room which is fitted with a modern range of wall and base units with rolled edge work surfaces, insert single drainer sink unit, built-in oven and hob, spaces for washing machine, fridge freezer and dishwasher, breakfast bar, two windows to rear, tiled flooring and obscure glazed door to rear porch with storage cupboard, door to outside and a cloakroom with low-level WC and window.

Upstairs on the first floor the landing has a window to side, large storage cupboard and access to loft. Bedrooms one and three have windows to front and bedroom two has a window to rear. The shower room has a walk-in shower cubicle, low-level WC, vanity wash basin, heated towel rail and window.

Parking:

Outside to the front there is off-road parking on the drive for one car and gravelled area alongside suitable for hardstanding for another car.

Gardens:

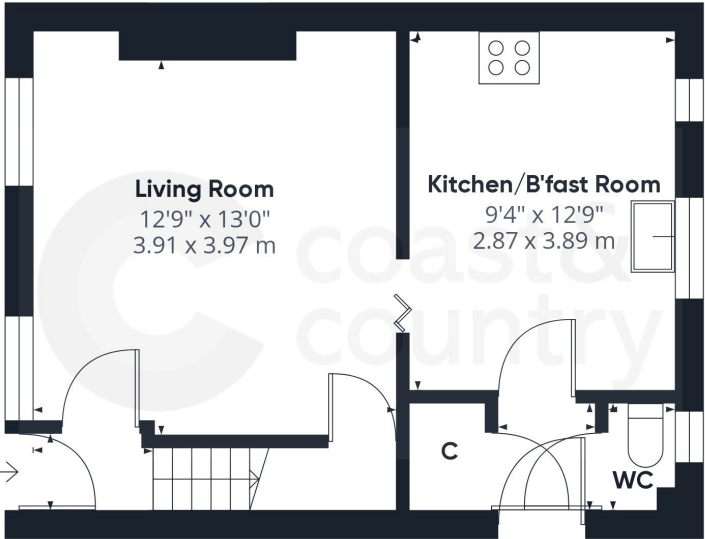
The rear garden is of a generous length and tiered with large paved patio, stone retaining wall and steps to gravelled area, further stone retaining wall and steps to lawn with established shrubs, magnolia and apple trees, further paved area with vegetable plot, stone retaining wall and steps to further lawn with summer house.

Directions:

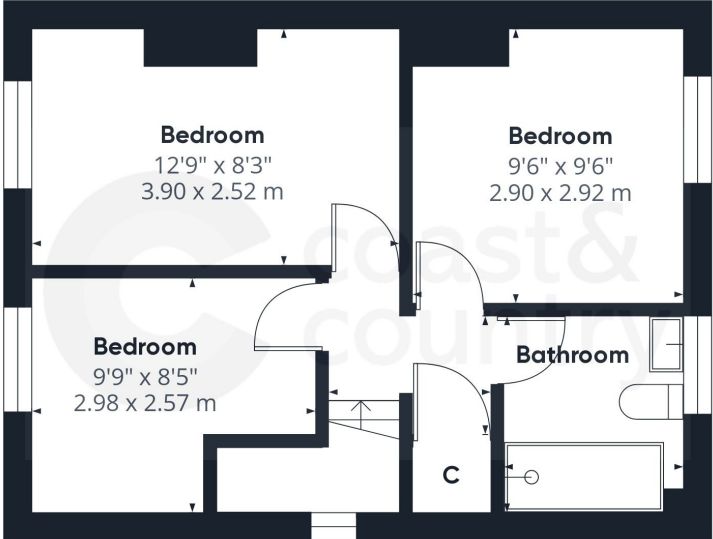
From the Coast & Country office follow the one way system. At the traffic lights turn left onto Halcyon road. At the next set of traffic lights turn right into Highweek Street then take the first left into Highweek road, take the second left into Broadlands Avenue.



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Ground Floor



Floor 1

Approximate total area

696.53 ft²
64.71 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

A number of properties in this area were originally of concrete construction, subsequently they were improved and upgraded by the addition of external brick walls creating a cavity. Prospective purchasers should ensure that their surveyors clarify the construction of this property and, if raising finance, a lender who lends on properties of the established construction type.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 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.