



Newton Abbot

3x  1x 

ENERGY
RATING
E52

- Video Walk-through Available
- Period Mid-Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Front and Rear Gardens

- On the Level for Town Centre
- Sought-After Location
- Much Potential
- Partial Gas Central Heating
- Resident Permit Parking

Guide Price:
£225,000
FREEHOLD

5 Linden Terrace, Newton Abbot, TQ12 1LL



1000s of homes sold in Teignbridge

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

5 Linden Terrace, Newton Abbot, TQ12 1LL

An attractive period house in a sought-after and convenient location for improvement and with much potential. With a delightful enclosed lawned garden at the front and a courtyard at the rear the property is located in a sought-after address which operates a residents' parking permit scheme and is around 500m level walk from the clock tower in Newton Abbot town centre with its excellent range of shops, businesses, restaurants and mainline railway station. Also within a similar distance is Bakers Park which leads onto the grounds of The National Trust's Bradley Manor with their picturesque riverside walks.

The Accommodation:

Accommodation

Partly double glazed and partly centrally heated, the accommodation has a lovely feel with plenty of natural light. The front door leads into an entrance vestibule with an inner door then leading into the main hallway which features a handsome turning staircase to the first floor. Overlooking the front garden is a lounge with what are thought to be the original alcove storage cupboards, a feature that is replicated in the rear-facing separate dining room. The kitchen is basic with a single drainer sink unit which leads onto a lobby with back door which provides access to the bathroom with coloured suite.

On the first floor the landing has a large fitted cupboard and provides access to three bedrooms. The principal bedroom is a real feature of the house with two windows and a selection of fitted wardrobes and the third offers much potential to relocate the bathroom to the first floor.

Parking:

Resident permit parking scheme via the local authority Teignbridge District Council.

Gardens:

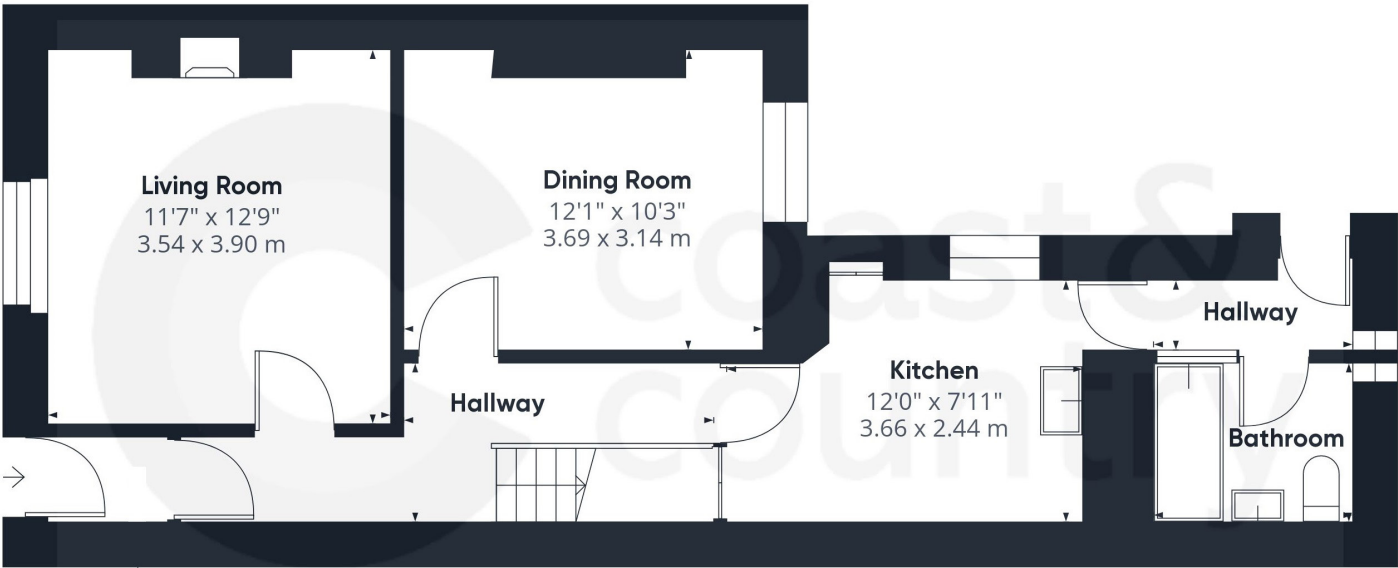
Lovely level and fully enclosed front garden which is surprisingly private and laid to lawn. Rear courtyard with gate to rear service pathway.

Directions:

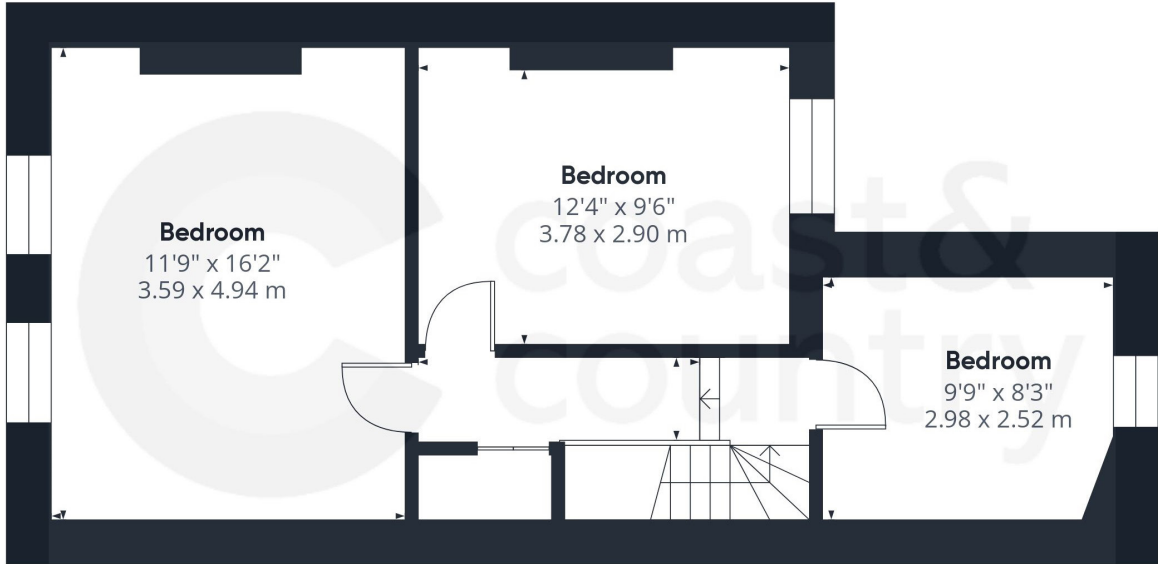
From the Penn Inn roundabout take the A381 for Totnes. Head along East Street passing the police station on the left hand side. At the traffic lights keep in the left hand lane for A381 Totnes, passing a gym and Scout Hall on the right. After about 50 yards turn right opposite the Alms Houses into Linden Terrace. The property is on the right.



5 Linden Terrace, Newton Abbot, TQ12 1LL



Ground Floor



Floor 1

Approximate total area

961.43 ft²
89.32 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band B
Tenure: Freehold
Mains water. Mains gas. Mains electricity. Mains drainage.
This property is situated in a conservation area.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 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.