



Newton Abbot

3x  1x 

ENERGY
RATING
E42

- Virtual Tour Available
- Period Semi-Detached House
- Well-Presented and Proportioned
- 3 Bedrooms

- Spacious Lounge/Diner
- Modern Kitchen
- Generous Family Bathroom
- Resident Permit Parking

Guide Price:
£225,000
FREEHOLD

15 King Street, Newton Abbot, TQ12 2LG - Draft

A well-presented three-bedroom semi-detached Victorian brick-faced property situated on King Street in the centre of Newton Abbot with many amenities close at hand.

Accommodation:

Entering the property, you are greeted with the traditional entrance hallway. The front room and the dining room have been opened into one large space, there are two chimney breasts that could be opened up again if a buyer so wished. Further to the downstairs there is a separate toilet off of the rear of the dining area, the utility which is accessed both from the kitchen and the hallway and is where the boiler is located along with space for a washing machine and further storage. The Kitchen is in the extension to the rear of the property and has a good amount of worktop space and storage along with a large window overlooking the courtyard. The kitchen has direct access to the courtyard garden which is low maintenance with a stone wall to the rear and a gated side access back to the front of the property.

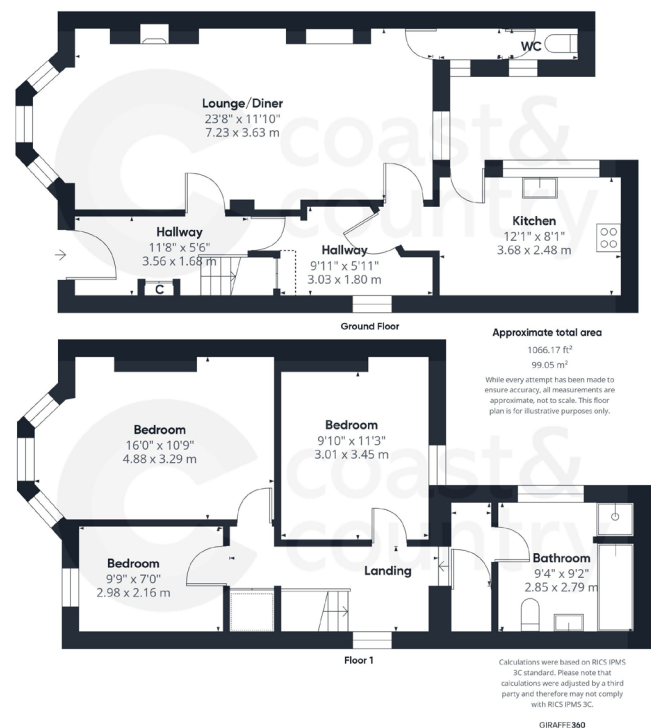
Upstairs there is a central hallway, which like downstairs has been recently re-carpeted. To the rear of the property is the large family bathroom which has a separate shower cubicle, bath, WC and basin with ample space and window. The bedroom to the rear is the second and is a good-sized double, the first and third bedrooms are to the front of the property and these are a double and single bedroom respectively. The property is partially double glazed and benefits from gas central heating.

Outside:

Resident Permit Parking. Courtyard garden to rear with side access.

Directions:

Walking from the Coast and Country office located on Queen Street heading towards the town centre and King Street is the third turning on the left and the property can be found on the left hand side.



Agents Notes:

Council Tax: Currently Band C
Tenure: Freehold
Mains water. Mains gas. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	42 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.