



Milber, Newton Abbot

2x  1x 

ENERGY
RATING
C69

- Video Walk-through Available
- Semi-Detached Bungalow
- 2 Bedrooms
- Light and Airy Lounge
- Modern Kitchen and Bathroom

- Front and Rear Gardens
- Driveway and Garage
- Sought-After Address
- On Bus Route and Near Corner Shop

Guide Price:
£225,000
FREEHOLD

11 Twickenham Road, Newton Abbot, TQ12 4JE



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A modernised and improved two double bedroom semi-detached bungalow situated in a highly desirable, tree-lined road on the outskirts of Newton Abbot. Gas central heating and double glazing are installed. Internal viewings come highly recommended to appreciate the desirable location and accommodation this bungalow offers.

Twickenham Road is a highly sought-after tree-lined avenue in the established Milber area of Newton Abbot. There is a convenience store, supermarket and a bus route close by. The bungalow also has easy access to the A380 to Torbay and Exeter (M5 beyond) and the mainline train station. Newton Abbot has a wide range of shopping, business and leisure facilities and is also near the coastal town of Torquay and the Dartmoor National Park.

The Accommodation:

A hardwood multi obscure glazed door leads to the entrance hallway with storage cupboard and access to loft. The lounge has a window to front. The kitchen has been re-fitted with a modern range of shaker-style wall and base units with rolled edge worksurfaces and tiled splashback, inset single drainer sink unit, built-in oven and hob, spaces for fridge/freezer and washing machine, wall mounted gas boiler, windows to front and side. Bedrooms one and two both have windows to rear and the bathroom has a modern white suite comprising panelled bath with shower over and screen, low level WC, vanity wash basin, heated towel rail and window.

Parking:

Outside to the front there are double gates and driveway providing ample off-road parking leading to a detached single garage with metal up and over door and window.

Gardens:

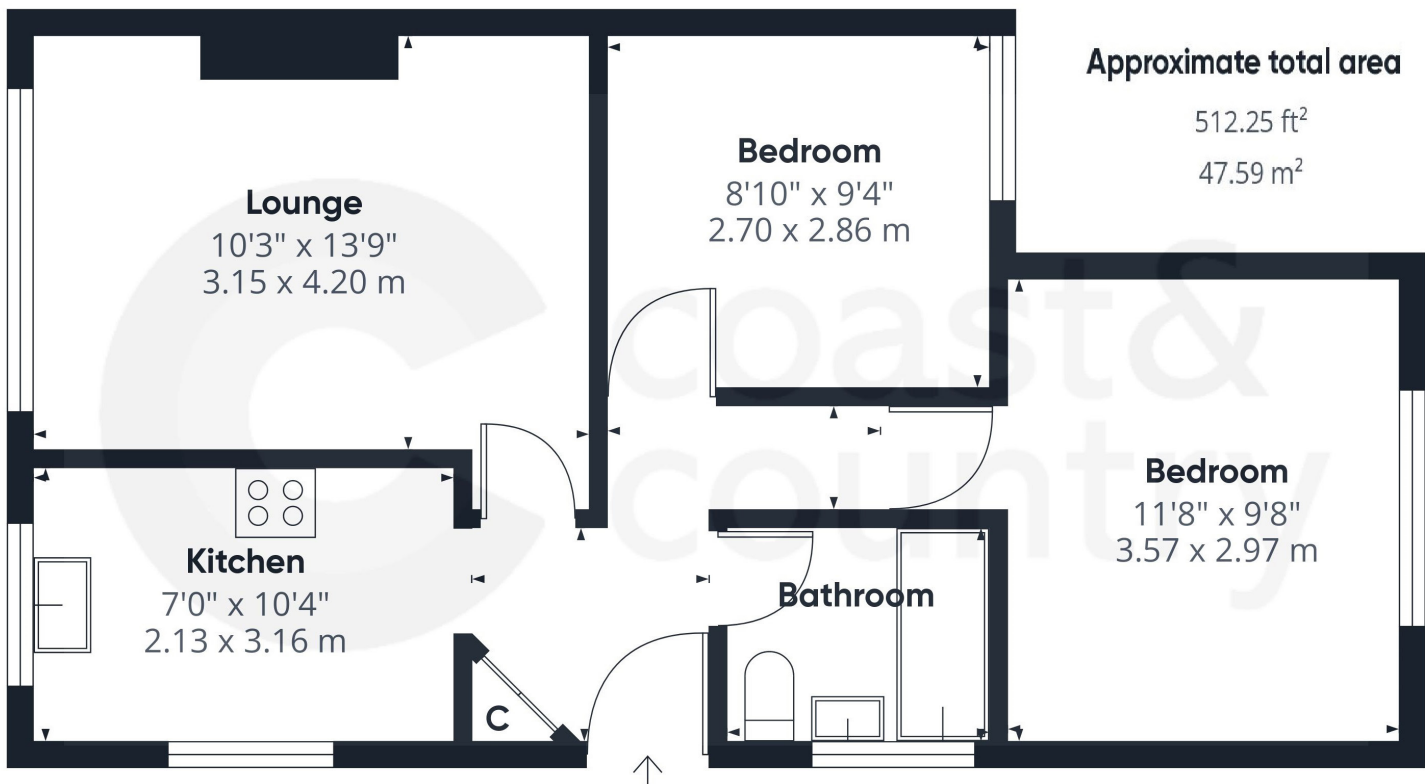
The front garden is gravelled for ease of maintenance with a selection of shrubs. Gate and path extend alongside leading to the rear garden which is mainly laid to lawn and of a generous size.

Directions:

From the Penn Inn roundabout take the Combeinteignhead exit. Continue up Shaldon Road. Twickenham Road can be found on the right hand side. Follow the road and the bungalow can be found on the left hand side.



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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 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		88 B
69-80	C	69 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 ± 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.