



Milber, Newton Abbot

3x  1x 

ENERGY
RATING
C73

- Virtual Tour Available
- Mid-Terraced House
- 3 Bedrooms
- 2 Reception Rooms

- Kitchen and Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Ideal First Home

Guide Price:
£250,000
FREEHOLD

21 Addison Road, Newton Abbot, TQ12 4NA

A spacious brick built mid terraced home located within Milber on the edge of Newton Abbot. The spacious accommodation comprises three double bedrooms, dual aspect lounge, separate dining room, kitchen and bathroom. Gas central heating and double glazing are installed and outside there is a tiered rear garden with patio and lawn and driveway parking for two cars.

Addison Road is situated on the edge of the popular Milber residential area of Newton Abbot, approximately one mile from the town centre and its wide range of shopping, business and leisure amenities. For the commuter the property is a short distance from the A380 dual carriageway linking Torbay with Exeter (M5) and the mainline railway station with direct links to London Paddington.

Accommodation: A UPVC part obscure double glazed entrance door leads to the entrance hallway with stairs to first floor and door to lounge which is dual aspect with window to front and rear the front enjoying pleasant views and the rear overlooking the garden. The dining room has a window to front with pleasant outlook and opening to the kitchen which is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, space for appliances, wall mounted gas boiler, understairs storage cupboard, two windows and a door to the rear garden.

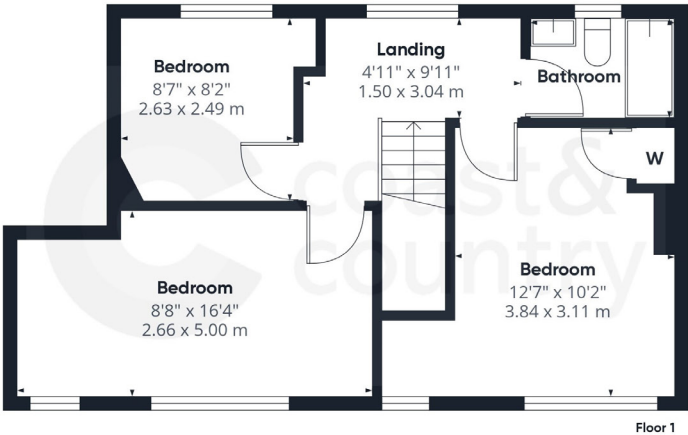
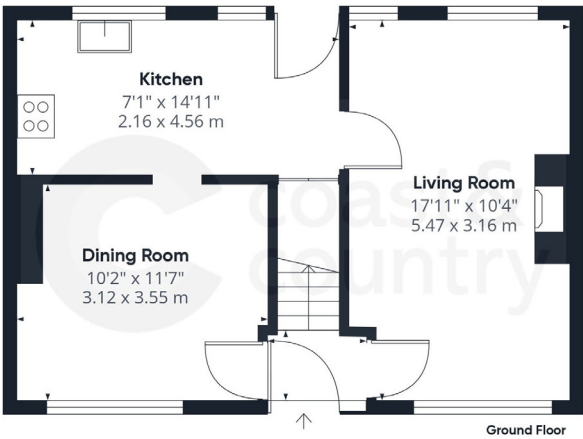
Upstairs on the first floor the landing has a window and access to loft. Bedroom one has two windows to front enjoying a pleasant outlook and storage cupboard with slatted shelving. Bedroom two has windows to front with pleasant outlook and shelving and bedroom three has a window to rear. The bathroom has suite comprising panelled bath with shower over and tiling to surround, low-level WC,

pedestal wash basin and window.

Parking: Outside to the front there is a brick paved driveway with off-road parking for two vehicles.

Outside: A uPVC door and alleyway with gate at end leads to the rear garden which has a large paved patio, feature stone retaining wall and steps with lawned garden to either side leading to a paved patio with timber shed.

Directions: From the Penn Inn roundabout take the Milber / Combeinteignhead exit. Keeping in the right hand lane turn right at the traffic lights into St Marychurch Road. Turn right into Pinewood Road. Take the third left into Addison Road.



Approximate total area
883.82 ft²
82.11 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 electricity. Mains drainage.
- Documentation indicates a right of way may exist across the rear of the property.
- There is an area of flying freehold above alleyway through this property.

Floor Plans - For Illustrative Purposes Only

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.

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		