



Newton Abbot

3x  1x 

ENERGY
RATING
D57

- Video Walk-through Available
- End of Terrace House
- 3 Bedrooms
- L-Shaped Lounge/Diner and Study
- Modern Kitchen and Shower Room

- Integral Garage and Driveway Parking
- Well-Tended Garden and Balcony
- Cul-de-sac Position
- Convenient Location
- Owned Solar Panels

Guide Price:
£350,000
FREEHOLD

12 Beverley Way, Totnes Road, Newton Abbot, TQ12 1YN



1000s of homes sold in Teignbridge

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

12 Beverley Way, Totnes Road, Newton Abbot, TQ12 1YN

A spacious three-bedroom end terraced property situated in a cul-de-sac position on the Ogwell side of Newton Abbot, with many modern benefits such as owned solar panels, double-glazing, good-sized garden, garage and driveway. The property is split over three floors making the property more spacious than the usual three-bedroom property.

The Accommodation:

On the ground floor, you are first greeted by the large entrance porch through a sliding glazed door; the space is excellent for practical items such as shoes and coats. Entering through the inner front door is an entrance hallway leading to the stairs, on the ground floor there is the study and door to the good-sized single garage which has power and light.

On the first floor is the excellent sized lounge/diner with log burner in the corner creating a wonderful atmosphere for those winter evenings and also a balcony with rural views across mature trees. The kitchen has its own service hatch into the lounge/diner, a good amount of worktop space and storage along with a built-in hob and oven and sink with waste disposal unit. There is also a useful cloaks/WC

On the second floor there are three double bedrooms; bedrooms three and one overlook the front of the property and have far-reaching views, whilst the second bedroom overlooks the rear garden. A smart shower room completes the top floor and comprises walk-in shower, WC, basin, two heated towel rails and storage.

Gardens & Parking:

To the front of the property there is a driveway in front of the garage door, then there is a pathway leading to the front porch and side access on the opposite side to the rear garden. As the property is end of terrace, it benefits from a wide side access which can be used for additional storage (currently home to three cubic feet of log storage). The rear garden is split into three zones with a patio area nearest the house, a central lawned area in the middle (access via a picket gate) and then to the rear, a low maintenance area for bin storage. There is a back gate giving access to the road behind.

Directions:

From Newton Abbot take the A381 Totnes Road, past Bakers Park on the right. Take the next turning on the right into Beverley Way.



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Agents Notes:

Council Tax: Currently Band D
Tenure: Freehold
Mains water. Mains drainage. Mains electricity. Owned solar panels.

The property benefits from off-peak electricity supply for night storage heating, supplemented with 4 kWh solar panels facing East and West and generating an average £550 annual income additional to in-use savings. Solar generation automatically diverts to heat the hot water supply and / or off-peak electricity that also feed a 9.5 kWh battery storage system from which most daytime electricity is drawn. The central heating system is bolstered by a 5 kWh wood burner in the lounge.

loor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 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 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.