



## Newton Abbot

2x  1x 

ENERGY  
RATING  
D63

- Video Walk-through Available
- Victorian Mid-Terraced House
- 2 Double Bedrooms
- Spacious Lounge/Diner
- Modern Kitchen and Rear Porch/Store

- First Floor Bathroom with Separate Shower
- Cottage-Style Gardens
- Resident Permit Parking
- Convenient for Town Centre

**Guide Price:**  
**£235,000**  
FREEHOLD



# 46 St. Leonards Road, Newton Abbot, TQ12 1JX



1000s of homes sold in Teignbridge

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



## 46 St. Leonards Road, Newton Abbot, TQ12 1JX

A very smartly presented two-bedroom terraced property situated close to the bustling town centre of Newton Abbot with its excellent range of amenities. The property has been recently updated by the current owner and offers the perfect blend of original features such as high ceilings, exposed wooden floorboards, ornate door frames fireplaces and the more modern practical elements required for current buyers such as, double glazing throughout, gas central heating, upstairs bathroom, separate shower cubicle and a combi gas boiler.

### The Accommodation:

Entering the property through the modern composite front door you are greeted with an entrance porch which has space for shoes and coats. From here there is an inner door which leads into the hallway. The current owner has revealed the floorboards in the hallway and kept the décor light and bright which makes the property very inviting. Downstairs, the front and rear reception rooms have been opened up to create one large lounge/diner. To the back of the property is a modern kitchen with built-in electric hob and oven, along with a built-in dishwasher and space for a washing machine. The kitchen has a feature stone wall and offers an excellent amount of worktop space and storage. It also has two large windows overlooking part of the garden and a separate utility off.

Upstairs there is a central landing with access to all three rooms. The bathroom is an excellent size with bath, WC, basin and separate shower cubicle along with two storage cupboards, one of which houses the boiler. Both of the double bedrooms are also very well proportioned with feature fireplaces and exposed floorboards – the front bedroom boasting a number of built-in wardrobes.

### Parking:

Resident permit parking scheme through the local authority.

### Gardens:

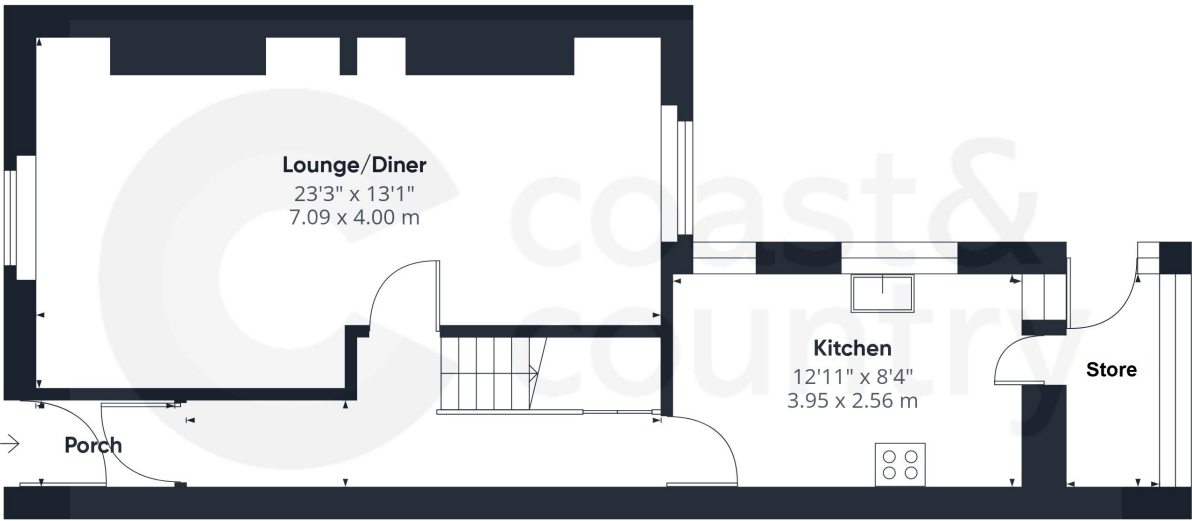
The rear garden is spilt into two sections, there is the seating area, which is nearer to the property, then leading through an archway takes you into the rear section of the garden which has mature shrubs and flowers along with space for a shed if required and washing line. To the front, there is an area of brick paving, distancing the property from the pavement.

### Directions:

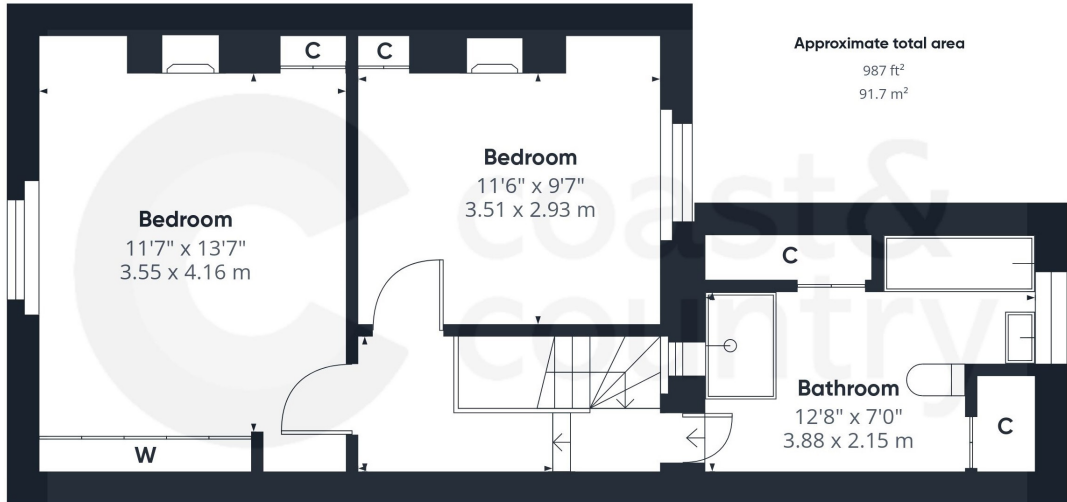
From the Coast & Country office head up Devon Square and then turn right onto East Street. Follow the road past the police station and then keep in the left hand lane for Totnes. Turn left just before the traffic lights into St Leonards Road just past the museum.



# 46 St. Leonards Road, Newton Abbot, TQ12 1JX



Ground Floor



Floor 1

Approximate total area  
987 ft<sup>2</sup>  
91.7 m<sup>2</sup>

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 drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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.