



Newton Abbot

3x  1x 

ENERGY
RATING
D62

- Video Walk-through Available
- Well-Proportioned Semi-Detached House
- Generous Gardens
- 3 Bedrooms
- Lounge, Kitchen/Diner and Conservatory
- On Street Parking
- Ideal First or Family Home
- Gas Central Heating and Double Glazing
- Convenient Location
- Cul-de-sac Position

Guide Price:
£275,000
FREEHOLD

13 Woodlands Road, Newton Abbot, TQ12 4ER



1000s of homes sold in Teignbridge

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

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A spacious three-bedroom semi-detached family home situated in a popular cul-de-sac location boasting spacious accommodation and a generous sized rear garden. Gas central heating and uPVC double glazing are installed and outside there is a large rear garden mainly laid to lawn with mature trees and a paved patio along with several outside stores. The property will appeal to a wide range of buyers, making an ideal family home or first purchase.

Woodlands Road is a popular cul-de-sac situated within Buckland which is convenient for a range of local amenities including a primary school, various shops including a convenience store, post office, chemist and fish and chip shop, and a bus service to Newton Abbot town centre approximately one mile away with a wider range of shopping and leisure facilities. For the commuter, the A380 linking Torbay and Exeter is approximately 1/2 mile away and the mainline railway station within walking distance.

The Accommodation:

A UPVC part obscure double glazed entrance door leads to an open plan lounge with wall mounted electric fire, recessed alcoves, stairs to first floor with storage area under and opening to the conservatory with windows overlooking the garden and French doors leading to outside. The kitchen/dining room is dual-aspect with windows to front and rear overlooking the garden and door to side. The kitchen is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, spaces for appliances, wall mounted gas boiler and tiled flooring.

Upstairs on the first floor there is a window to front and airing cupboard with radiator. Bedrooms one and two both have windows to rear, bedroom two also has access to loft and bedroom three has a window to front. The bathroom has a white suite comprising panelled bath with shower over, low-level WC, pedestal wash basin, heated towel rail and window.

Parking:

On street.

Gardens:

Outside to the front there is a gate and path leading to the front door with well stocked flower border, path extends alongside with outside store, utility room and an outside WC. The rear garden is of a very generous size and comprises a large paved patio perfect for alfresco dining leading to a lawned area with mature trees, retaining wall and four steps lead to a further large lawned area again with mature trees, flower borders and timber shed.

Directions:

From Newton Abbot Railway Station take the A381 onto Torquay Road and follow until Penn Inn Roundabout. Take the exit for Buckland/Milber and follow Shaldon Road taking the second exit on your left into Haytor Drive. Take the second left into Moorland View and follow the road right to the end, then turn right. Take the first left (almost immediately) into Woodlands Road and the property is on the left hand side in the corner.



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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		
69-80	C		78 C
55-68	D	62 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 \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.