



## Newton Abbot

2x  2x 

ENERGY  
RATING  
G17

- Virtual Tour Available
- Period Mid-Terraced House
- 2 Double Bedrooms
- 2 Reception Rooms

- First Floor Bathroom
- Courtyard Garden
- Resident Permit Parking
- In Need of Modernisation

**Guide Price:**  
**£180,000**  
FREEHOLD



# 6 Alexandra Road, Newton Abbot, TQ12 1AD - Draft

A Victorian brick-built terraced house situated just off the town centre and in need of modernisation and improvement. The spacious accommodation comprises two reception rooms, two bedrooms and two bathrooms, one on each floor. UPVC double glazing is installed and outside there is an enclosed courtyard garden and residents on street permit parking.

Alexandra Road is conveniently situated within walking distance of Newton Abbot town centre with its wide range of shopping, business and leisure facilities. For the commuter the A380 dual carriageway to Torbay and Exeter is approximately ¾ mile away, the mainline railway station is also within walking distance, as is a timetabled bus service operating into the town centre bus station or Torbay.

### Accommodation:

A composite part obscure double glazed entrance door leads to the entrance hallway with stairs to first floor. The lounge has a window to front, fireplace and multi obscure glazed door to the dining room with a window to rear, fireplace with cupboard to side, understairs cupboard and door to the kitchen with a basic range of units, single drainer sink unit, space for appliances, window and door to outside. The bathroom has a bath, low-level WC, wash basin and window.

Upstairs on the first floor the landing has a window and access to loft. Bedroom one has a window to front, feature fireplace and cupboard to side. Bedroom two has a feature fireplace, cupboard to side and window to rear. The bath/shower room has a pine panelled bath, separate shower cubicle, low-level WC, vanity wash basin, storage cupboard and windows to rear and side.

### Outside:

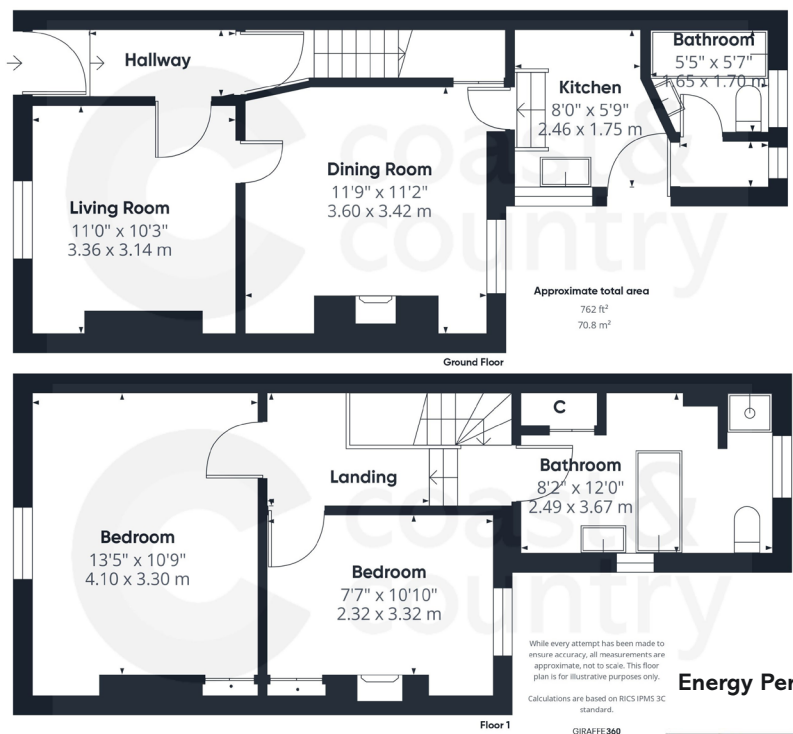
Outside the rear garden has a paved path leading to the patio area, small level with shrub border, steps and gate to rear road.

### Parking:

Residents on street permit parking.

### Directions:

From the Penn Inn roundabout follow the signs for the town centre (A380) straight ahead through two sets of traffic lights. Take the second left into Hillmans Road. Take the first right into Alexandra Terrace and follow the road to the end and as it bends around to the left. Alexandra Road is the next turning on the left.



### Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains electricity. Mains drainage.

The sale of this property is subject to a grant of probate.

### 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		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	