



Newton Abbot

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ENERGY
RATING
D66

- Virtual Tour Available
- Well-Presented Terraced House
- 2 Bedrooms
- Open Plan Living/Dining Room
- Modern Kitchen and Bathroom
- Level and Enclosed Garden
- On Street Parking
- Convenient for Town Amenities

Guide Price:
£220,000
FREEHOLD

4 Coronation Road, Newton Abbot, TQ12 1TX

A modernised and tastefully presented bay-fronted, mid-terraced home situated in a convenient location boasting two double bedrooms, an open plan lounge/dining room, modern kitchen and bathroom/WC. Gas central heating and uPVC double glazing are installed and outside there is an easy to maintain rear garden and on street parking (not allocated). An internal viewing is recommended to appreciate the modernised, well-presented and deceptively spacious accommodation and the property will appeal to a wide range of buyers making an ideal first purchase, family home or investment for letting.

Coronation Road is a very popular residential area convenient for primary and secondary schools, colleges and a leisure centre. It is also just a short walk from Newton Abbot town centre with its wide range of shops and amenities including a hospital, mainline railway station and bus station. For the commuter the A38 Devon Expressway to Plymouth and Exeter is approximately three miles away.

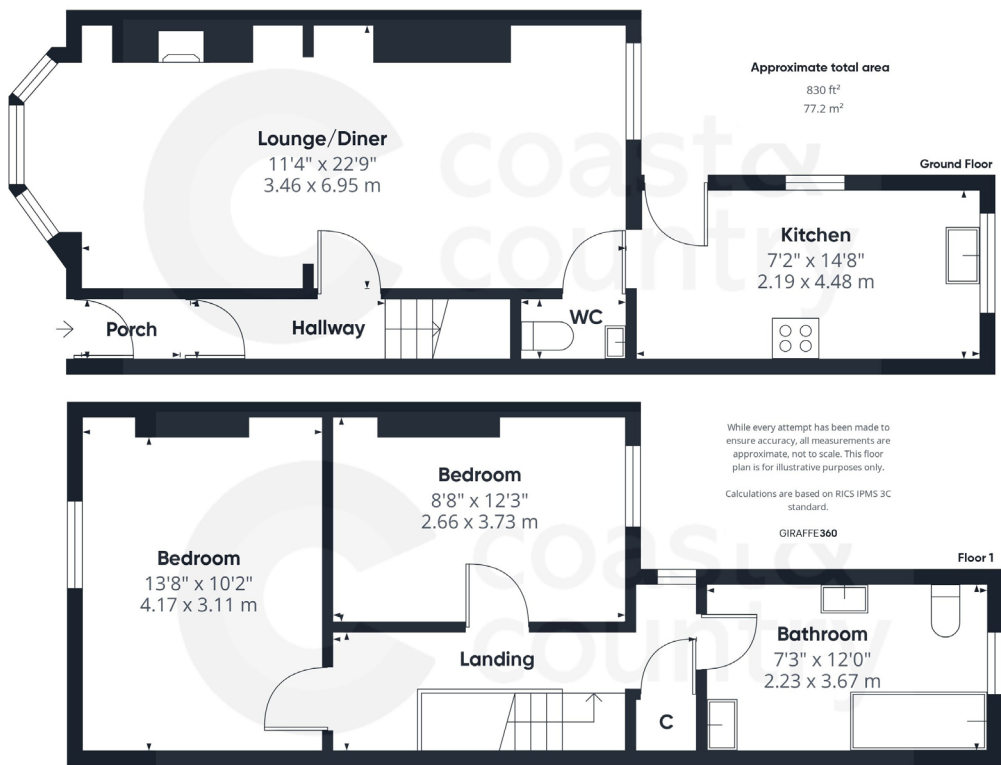
Accommodation: A uPVC entrance door with window above leads to the entrance porch with tiled flooring and part decorative glazed door to hallway with stairs to first floor and door to the dining room which has a window to rear and archway to the lounge with walk in bay window to front, electric remote control living flame fire. Cloakroom/WC with low-level WC and wash basin. The kitchen is fitted with a modern range of white wall and base units with rolled edge work surfaces, matching splashback, inset single drainer sink unit, built-in oven and hob, space for fridge/freezer and washing machine, wall mounted gas boiler, tiled flooring, windows to rear and side and door to outside.

Upstairs, the landing has a glazed balustrade with integrated light, storage cupboard and access to a loft. Bedroom one has a window to front and feature fireplace. Bedroom two has a window to rear and feature fireplace. The bathroom has a modern suite comprising panelled bath with mixer tap and shower attachment, screen and tiling to surround, low-level WC, pedestal wash basin, access to loft and window.

Outside: Outside to the front there is a gate and path to front door and a patio area. The rear garden has been landscaped for ease of maintenance with composite decked area leading to a level lawn with raised porcelain borders, path and gate to rear access.

Parking: Coronation Road has on street parking (not allocated).

Directions: From Newton Abbot take the A382 Exeter Road. Turn left off Highweek Street into Highweek Road (sign posted for Newton Abbot Leisure Centre). Turn left into Broadlands Ave. Turn left again into Brownhills Road. At the mini roundabout take the first exit into Coronation Road.



Agents Notes:

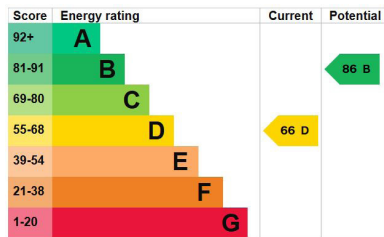
Council Tax: Currently Band B

Tenure: Freehold

Mains gas. Mains drainage. Mains electricity. Mains water.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:



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.