



## Newton Abbot

3x  1x 

ENERGY  
RATING  
D63

- No Upward Chain
- Virtual Tour Available
- Period End of Terrace House
- 3 Bedrooms
- Open Plan Lounge/Diner
- Kitchen B'fast Room and Bathroom
- Car Port and Resident Permit Parking
- Courtyard Garden

**Guide Price:**  
**£200,000**  
FREEHOLD

# 16 Fisher Road, Newton Abbot, TQ12 2NB

A mature end terraced house in a well-established residential location for modernisation and improvement. The property is situated on the edge of popular Abbotsbury making it convenient for Newton Abbots vibrant and well served town centre with its excellent range of shops, businesses, pubs, restaurants and mainline railway station.

With an enclosed and surprisingly private courtyard garden at the rear the property also has the benefit of a gated carport at the rear providing off road parking. In addition, the address operates an on-street parking permit scheme through the local authority. In the same ownership for many years, the property offers much potential to refurbish to buyers own tastes and also retains some features of its period.

### Accommodation:

The accommodation is light and airy with a porch leading through a vestibule into a roomy main reception hallway with handsome staircase leading up to a first-floor part galleried landing. The hallway is flooded with natural light through two windows at first floor level. The lounge/diner was likely at one time to have been two separate rooms but now provides a spacious open plan room with walk-in bay window and feature alcove display shelving and storage cupboards. At the rear of the house is the kitchen/breakfast room with a selection of fitted kitchen cupboards, space for a table and chairs and door to the rear courtyard. Off the kitchen is a useful separate WC with basin and a lobby/utility area with door to the carport.

On the first floor, the spacious landing provides access to three well-proportioned bedrooms and a good-sized bathroom with white suite.

### Outside:

Privately enclosed courtyard garden to the rear.

### Parking:

Covered and gated carport at the rear. Residents parking permit scheme through Teignbridge District Council.

### Directions:

From Newton Abbot Railway Station, follow the road towards the town and take the third right onto The Avenue. Follow The Avenue to the Balls Corner Roundabout (B&Q) and take the first exit. Take the second right (after the traffic lights) into Abbotsbury Road, take the first left into Fisher Road and the property can be found on the right-hand side, just after the break in the terrace.



### Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

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	63 D	
39-54	E		
21-38	F		
1-20	G		