



Newton Abbot

2x  1x 

ENERGY
RATING
C77

- Video Walk-through Available
- Victorian Mid-Terraced House
- 2 Bedrooms
- Open Plan Lounge/Diner
- Characterful Kitchen

- Spacious Family Bath/Shower Room
- Level for Town Centre
- Courtyard Garden to Rear
- Resident Permit Parking
- Cul-de-sac Position

Guide Price:
£240,000
FREEHOLD

45 Forde Close, Newton Abbot, TQ12 4AF



1000s of homes sold in Teignbridge

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

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A delightful mature bay fronted middle terraced house situated in a convenient and level location around half a mile from Newton Abbot town centre.

A credit to the current owner, the property offers a characterful, light-filled interior teamed with modern benefits such as double glazing and central heating. At the rear is a lovely privately enclosed courtyard style garden which is a real oasis of colour and tranquillity, with raised planters and a paved terrace ideal for summer dining. There is pedestrian rear access to the garden and also a useful garden store/workshop. Forde Close operates a resident on street parking permit scheme through the local authority, and with parking on both sides of the road and homes only on one side, finding a space is not normally difficult.

Newton Abbot's vibrant and well-served town centre is virtually on the level from the property and offers an attractive range of high street stores, long established independent traders, businesses, coffee shops, pubs and restaurants.

The Accommodation:

Stepping inside, the home has a lovely feel. The front door leads through an internal vestibule into the main hallway with stairs to the first floor. A good-sized open plan living room (formerly two rooms) has plenty of space for both dining and sitting furniture with a three-sided bay window overlooking the front. The kitchen has a lobby off with a back door and is fitted with a selection of cabinets and plenty of work surfaces.

The first-floor split level part galleried landing provides access to two double bedrooms and the bathroom. The largest bedroom overlooks the front and is the full width of the house whilst the fabulous bathroom has been skilfully updated over recent times with a four-piece white suite including a roll top bath and separate oversized shower cabinet.

Parking:

Residents' parking permit scheme via the local authority Teignbridge District Council.

Gardens:

Small enclosed front garden. Charming rear courtyard garden providing a lovely space for outdoor enjoyment.

Directions:

From the train station in Newton Abbot head towards the Penn Inn roundabout and take the left hand turn at Aldi into Brunel road. Take first left into Forde Close and number 45 can be found close to the end of road on the right.



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Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

The property benefits from eight owned solar panels which the vendor informs us currently provides approximately £800 a year in income.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	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.