



Newton Abbot

3x  1x 

ENERGY
RATING
D65

- Video Walk-through Available
- Well-Proportioned End-Terraced House
- 3 Bedrooms
- Double-Aspect Lounge/Diner
- Modern Kitchen

- Family Shower Room
- Utility Area
- Off Road Parking
- Good-Sized Rear Garden
- Convenient for Primary School

Guide Price:
£220,000
FREEHOLD

18 Raleigh Road, Newton Abbot, TQ12 4HQ



1000s of homes sold in Teignbridge

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

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A mature end-terraced house offering spacious accommodation situated in a popular residential location. The accommodation includes three bedrooms and a large dual aspect lounge/dining room along with a modern kitchen and a shower room. Gas central heating and uPVC double glazing are installed and outside there is a generous size and easy to maintain rear garden and driveway parking for two cars. The property will make an ideal first purchase, family home or investment for letting.

Raleigh Road is situated within Buckland which is a popular and established residential area. Local amenities include a convenience store, primary school and a small parade of shops is around 500 yards away. Newton Abbot town centre is approximately 1 mile away and offers a wide range of shopping, business and leisure facilities. For the commuter the property is convenient for the A380 linking Torbay and Exeter (M5 beyond), a timetabled bus route and the mainline railway station.

The Accommodation:

A UPVC part obscure double glazed entrance door leads to the entrance porch with UPVC obscure double glazed windows and UPVC part obscure double glazed door to the utility/hallway with space and plumbing for appliances, storage cupboard, stairs to first floor and multi glazed door to the lounge/dining room which is dual aspect with UPVC double glazed window to front and UPVC double glazed French doors leading onto the garden, there is also a feature fireplace with gas living flame coal effect fire and multi glazed door to the kitchen which is fitted with a modern range of wall and base units with rolled edge work surfaces, matching splashback, inset single drainer sink unit, space for cooker, UPVC double glazed window to rear and UPVC double glazed door to the rear porch with UPVC double glazed window and part double glazed door to outside.

Upstairs on the first floor the landing has a deep storage cupboard. Bedroom one has a UPVC double glazed window to front and built-in cupboard with wall mounted gas boiler. Bedroom two has a UPVC double glazed window to rear and bedroom three has a UPVC double glazed window to front and the shower room has a shower cubicle, low-level WC, pedestal wash basin, tiled walls and UPVC obscure double glazed window.

Garden & Parking

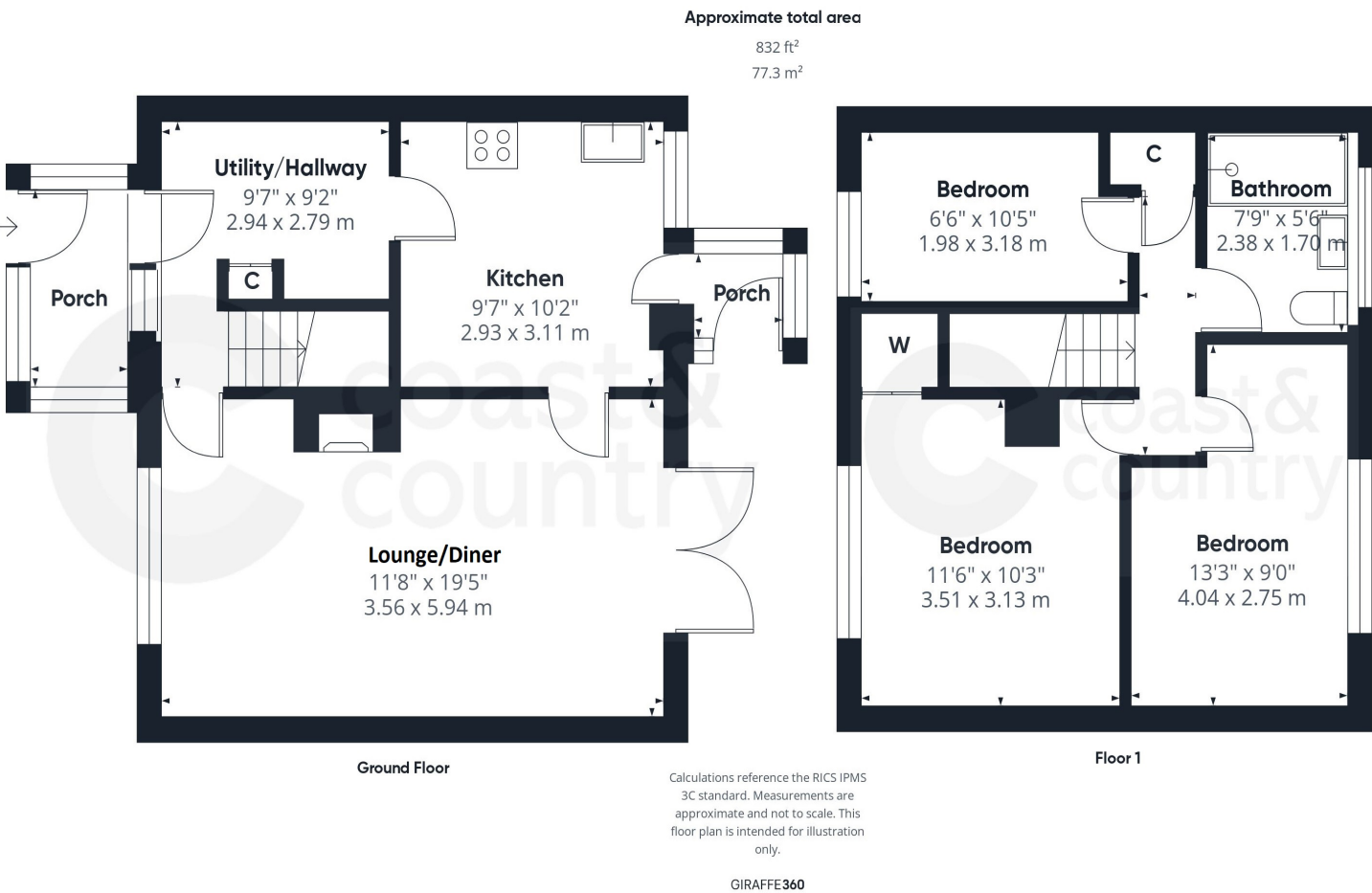
Outside to the front there is off-road parking for several cars, raised border and gate and path leading to the rear garden which enjoys a sunny aspect with large timber decked terrace on two levels leading to a level lawn with flower and shrub borders and timber shed.

Directions:

From the Penn Inn roundabout take the Combeinteignhead exit. Keep in the middle lane and continue straight ahead at the traffic lights up Shaldon Hill. At the brow of the hill turn left into Haytor Drive. Continue along the road as it becomes Drake Road and then Chichester Way. Take the first left into Windsor Avenue, and then first right into Raleigh Road.



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Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

Construction: Concrete walls (thought to be Wimpey No-fines)

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 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.