



Milber, Newton Abbot

3x  1x 

ENERGY
RATING
C71

- Video Walk-through Available
- Spacious Semi-Detached House
- 3 Bedrooms
- Lounge/Diner and Study
- Modern Kitchen and Bathroom
- Additional Cloaks/WC
- Driveway Parking and Garage
- Good-Sized Lawned Rear Garden
- Sought-After Address
- Early Viewings Advised

Guide Price:
£350,000
FREEHOLD

15 Beechwood Avenue, Newton Abbot, TQ12 4LJ



1000s of homes sold in Teignbridge

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

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A superb mature semi-detached house in a particularly sought-after and well-established residential location. Occupying a generous plot, the property offers extensive parking on its brick paved driveway and in a detached garage. The rear garden is a wonderful feature of the house, being surprisingly large and mature, mainly laid to lawn and privately enclosed.

Beechwood Avenue is located in the highly desirable residential district of Milber and is around 1.5 miles from the centre of Newton Abbot with its excellent range of shops, businesses, restaurants, bars and more.

The Accommodation:

Stepping inside, the light-filled interior is well presented and must be viewed to be fully appreciated. A spacious hallway has a feature staircase leading up to a part-galleried landing above. Oak doors lead off to the main reception room which is double-aspect including a bay window to the front enjoying a lovely aspect towards the town and beyond, and has plenty of space for sitting and dining furniture. Also overlooking the front is a useful study. At the rear is the first-class kitchen, recently updated with a selection of sleek handleless high gloss cabinets and integrated oven, hob, and dishwasher.

On the first floor are three well-proportioned bedrooms, an up-to-the-minute family bathroom with basin and WC and also a separate WC with modern white suite including a hand basin.

Parking:

Brick paved driveway for multiple vehicles. Detached garage.

Gardens:

Area of lawn to the front, beside the driveway. Surprisingly large plot with lovely established and privately enclosed rear garden.

Directions:

From the town centre head towards the penn inn roundabout. Take the second exit and keep in right hand lane. At the lights turn right into St Marychurch Road and then after 100meters or so first right into Pinewood Road. Then first left into Silverwood Avenue, first left again into Rowantree Road and first right into Beechwoods avenue. The property can be found on the left.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 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.