

Newton Abbot

- Video Walk-through Available
- Victorian Mid-Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Period Features
- Modern Kitchen & Bathroom
- Redecorated Throughout
- Rear Courtyard Garden
- Central Location
- No Onward Chain

3x 1x

ENERGY
RATING
D65

**Guide Price:
£220,000**
FREEHOLD

38 The Avenue, Newton Abbot, TQ12 2BY



1000s of homes sold in Teignbridge

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

38 The Avenue, Newton Abbot, TQ12 2BY

A Victorian stone-fronted, mid-terraced house conveniently situated in a level and central location a short distance from the town centre. The accommodation boasts three bedrooms, two reception rooms, a recently fitted kitchen and a modern bathroom/WC. Gas central heating and uPVC double glazing are installed and outside there is an enclosed courtyard garden. Having been renovated, the property boasts a recently fitted boiler and carpets and has been redecorated throughout. Internal viewings are recommended as the property will appeal to a wide range of buyers.

The Avenue is a tree lined road situated in a level and central location within the popular market town of Newton Abbot which offers an extensive range of shopping and leisure facilities. Osborne Park and The Town Quay are within a short walk. Newton Abbot has a mainline railway station and there is good access to Exeter and Torquay via the A380. The coastal resort of Teignmouth and Dartmoor National Park are within a 20-minute drive.

The Accommodation:

A uPVC part-obscure, double-glazed entrance door and porch with glazed door to hallway and stairs to first floor. The dining room has a uPVC double-glazed window to rear, understairs storage cupboard and archway to lounge with uPVC double-glazed window to front and feature brick fireplace. The kitchen is fitted with a modern range of grey, high gloss wall and base units with solid wood work surfaces, matching splashback, inset single drainer sink unit, built-in oven and hob, spaces for fridge/freezer and washing machine, wall mounted gas boiler, uPVC double-glazed window and uPVC double-glazed door to outside. The bathroom comprises a bath with mixer tap and shower attachment, screen and tiling to surround, low-level WC, vanity wash basin, tiled walls and flooring and uPVC obscure double-glazed window. Upstairs on the first-floor landing there is a storage cupboard and access to loft. Bedroom one has two uPVC double-glazed windows to front, bedroom two has a uPVC double-glazed window to rear and bedroom three has a uPVC double glazed window to side.

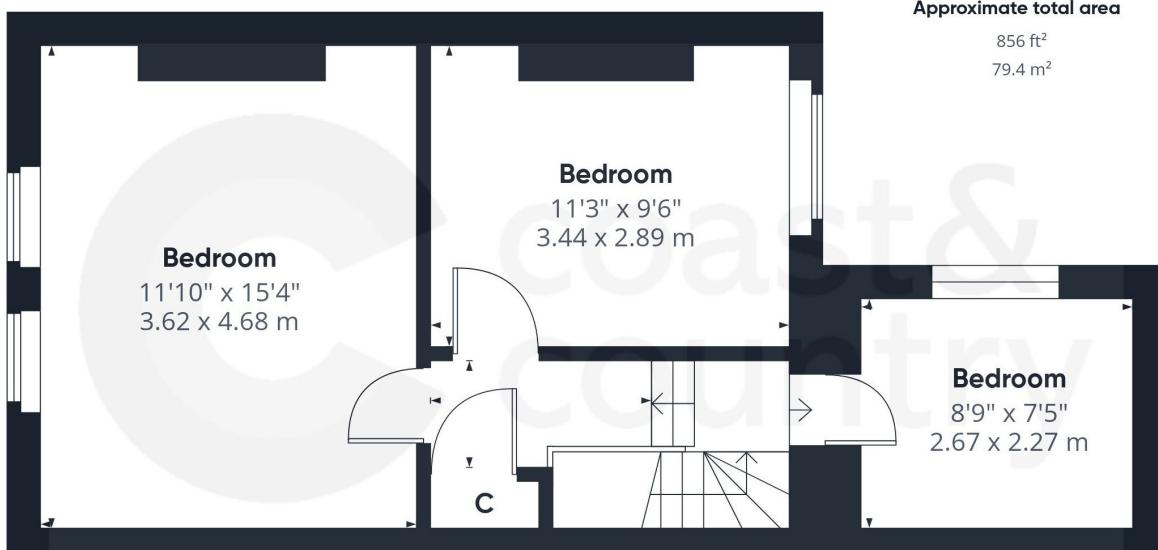
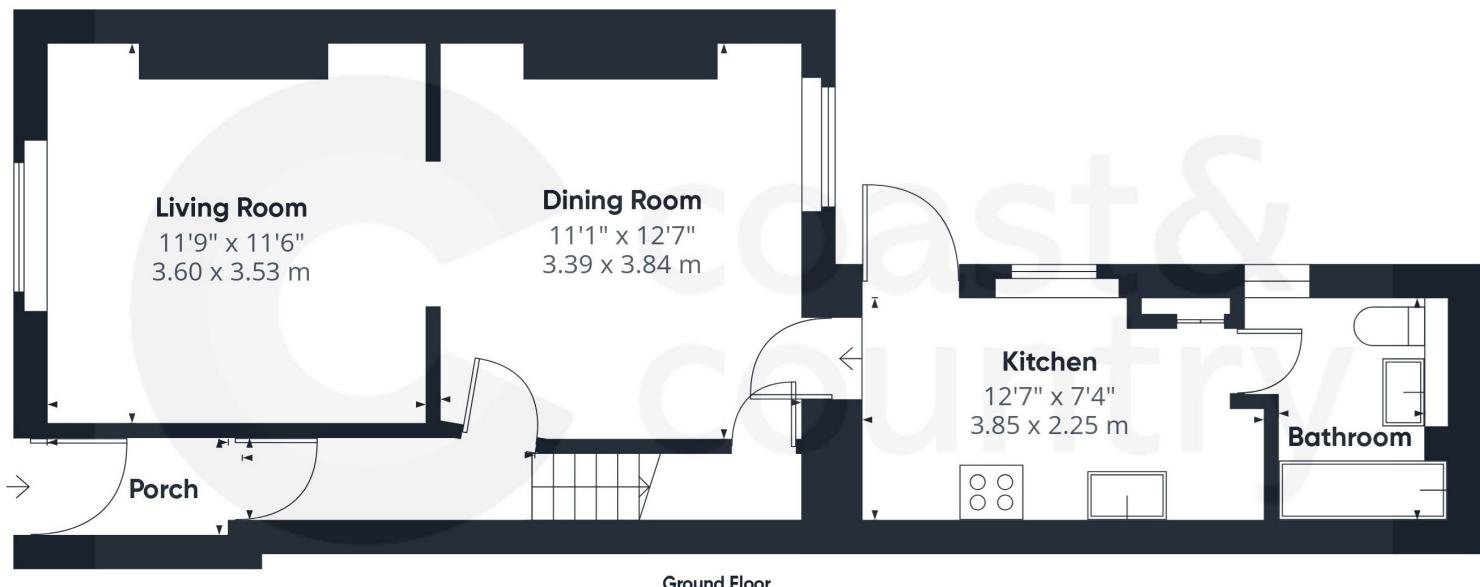
Gardens:

Outside to the front there is a path to front door and gravelled area. The rear courtyard garden is enclosed and paved with small border and timber shed.

Directions:

From Newton Abbot railway station, follow the main road towards the town. At the junction, turn right onto The Avenue and follow the road around. The property can be found on the right.





Floor 1

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Approximate total area

856 ft²
79.4 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		B1 B
81-91	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 ± 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.