



Newton Abbot

3x  1x 

ENERGY
RATING
D68

- Video Walk-through Available
- Semi-Detached Family Home
- 3 Bedrooms
- Triple Aspect Lounge
- Dining Room with Feature Fireplace

- Contemporary Kitchen
- Modern Bathroom & Separate WC
- Generous Rear Garden
- Driveway & Workshop/Store
- Popular Residential Location

Guide Price:
£265,000
FREEHOLD

8 Brownhills Road, Newton Abbot, Devon, TQ12 1TU



1000s of homes sold in Teignbridge

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

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An older-style, extended, three-bedroom semi-detached family home situated in a mature residential area. Boasting a large garden and driveway parking, the spacious accommodation comprises a generous lounge and separate dining room, modern kitchen, cloakroom/WC, three bedrooms and a bathroom. Gas central heating and uPVC double glazing are installed throughout. The property will appeal to a wide range of buyers making an ideal family home, first purchase or investment for letting and viewings are recommended.

Brownhills Road is a popular residential area convenient for primary and secondary schools, colleges and a leisure centre. It is also just a short walk from Newton Abbot town centre with its wide range of shops and amenities including a hospital, mainline railway station and bus station. For the commuter the A38 to Plymouth and Exeter is approximately four miles away.

The Accommodation:

A uPVC, part decorative, obscure double-glazed door leads to the entrance hall, with stairs to first floor and multi-glazed door to the dining room, which has two uPVC double-glazed windows to front and a feature fireplace with tiled insert and marble surround, laminate flooring, storage cupboard and understairs cupboard. The kitchen is extensively fitted with a modern range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in oven and hob, dishwasher, space for fridge/freezer and washing machine, tiled flooring, storage cupboard, spotlights and two uPVC double-glazed windows to rear. The cloakroom/WC has a low-level WC, wash basin and uPVC double-glazed window. The lounge is triple aspect with uPVC double-glazed windows to front and rear, and uPVC double-glazed French doors opening to the garden. Upstairs on the first floor landing there is access via a hatch to the full loft space along with a storage cupboard with wall mounted gas boiler and hot water cylinder. Bedrooms one and three both have uPVC double-glazed windows to front and bedroom two has a uPVC double-glazed window to rear. There is also a modern bathroom with suite comprising panelled shower bath with shower over, screen, tiling to surround, low-level WC and wash basin in vanity unit, heated towel rail, tiled walls and floor and uPVC obscure double-glazed window.

Parking:

Outside to the front there is a driveway leading to a store/workshop suitable for motorbikes.

Gardens:

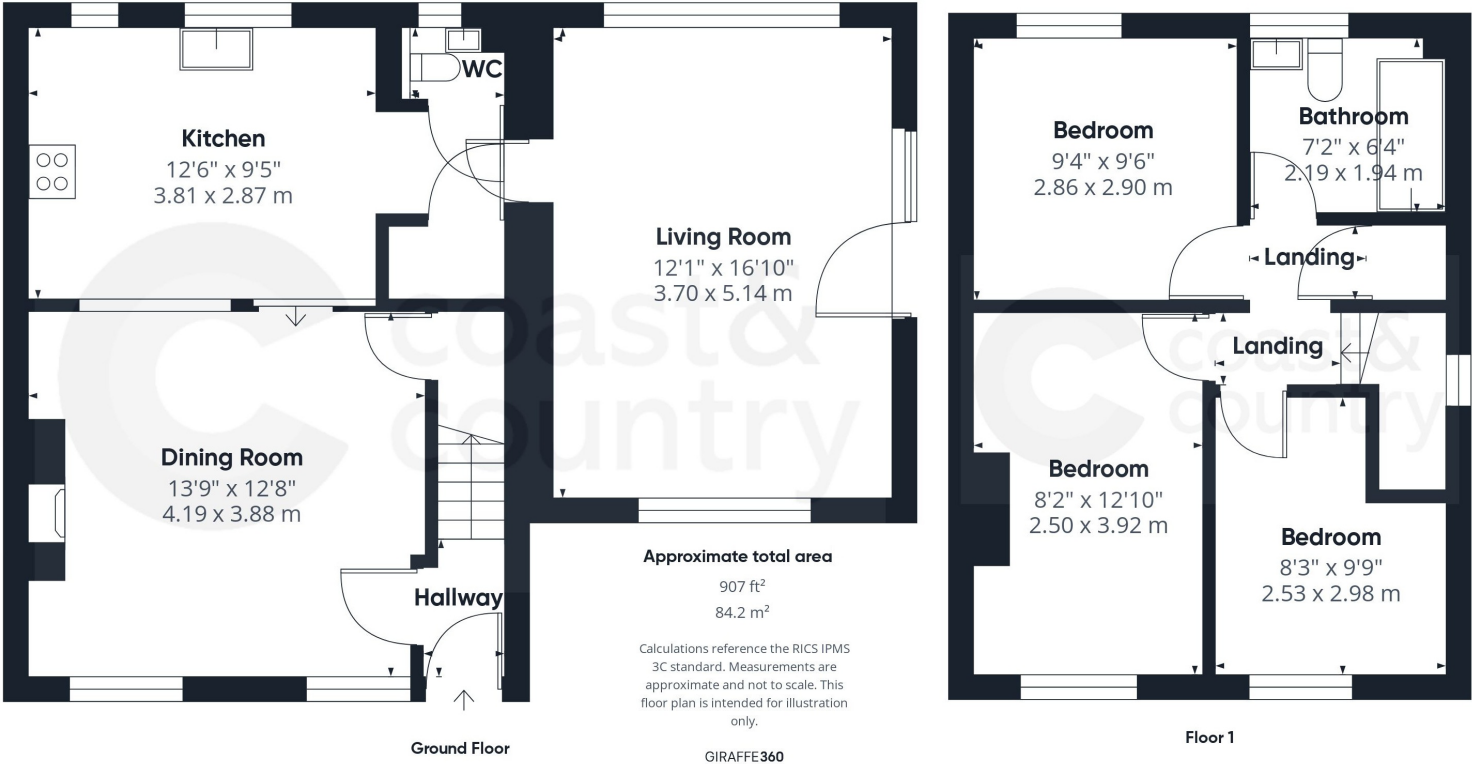
The front garden is gravelled with steps leading to the front door. A gate gives access to a paved patio area to the side of the house, and the rear garden is of a generous size predominantly laid to lawn with gravelled area, workshop and patio.

Directions:

From Newton Abbot take the A383 Ashburton Road. Turn left into Broadlands Avenue. Follow the road around to the left and then turn right into Brownhills Road. The property can be found on the right.



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Agents Notes:
Council Tax: Currently Band B
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.

There are separate, historical planning documents for excavation to the front garden to allow the extension of the driveway and construction of a garage, and a first-floor extension over the existing side extension. Documents are available on request.

A number of properties in this area were originally of concrete construction, subsequently they were improved and upgraded by the addition of external brick walls creating a cavity. Prospective purchasers should ensure that their surveyors clarify the construction of this property and, if raising finance, a lender who lends on properties of the established construction type.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

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