



Newton Abbot

4x  1x 

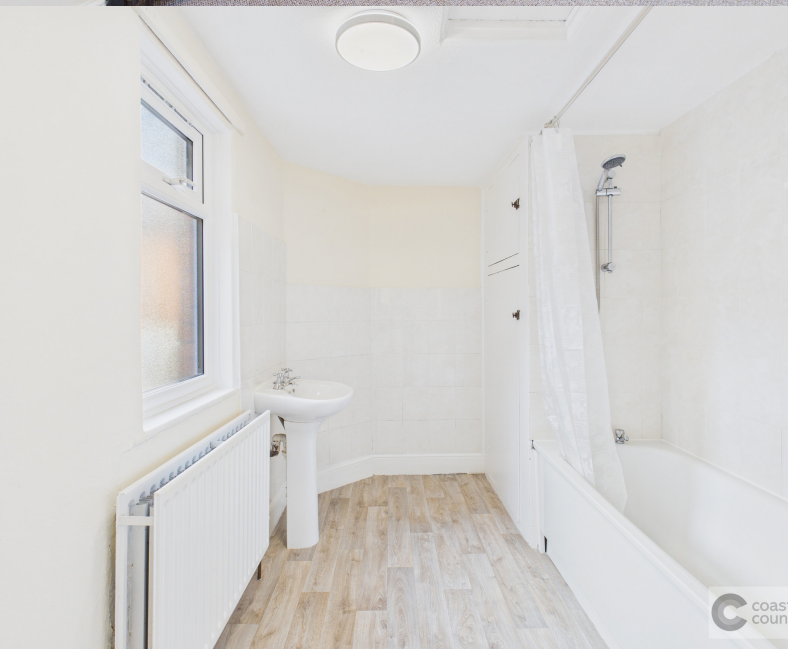
ENERGY
RATING
D67

- Video Walk-through Available
- Spacious End of Terrace House
- 4 Double Bedrooms
- Generous First Floor Bathroom
- 2 Reception Rooms

- Period Features
- Convenient for Town and Amenities
- Courtyard to Rear
- Resident Permit Parking Scheme

Guide Price:
£200,000
FREEHOLD

4 Hilton Road, Newton Abbot, TQ12 1BJ



1000s of homes sold in Teignbridge

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

4 Hilton Road, Newton Abbot, TQ12 1BJ

A spacious and individual Victorian-style terraced home situated in a convenient location a short distance from the town centre. Offering versatile accommodation, the property boasts four double bedrooms, lounge, separate dining room, modern fitted kitchen and a modern bathroom. Gas central heating and uPVC double glazing are installed and outside there is a rear courtyard and residents on street permit parking. Internal viewings come highly recommended to appreciate the spacious accommodation along with the convenient location and this lovely home will appeal to a wide range of buyers, making an ideal first purchase, family home or investment for letting.

Hilton Road is conveniently situated not far from Newton Abbot town centre with its wide range of shopping, business and leisure facilities. For the commuter the A380 dual carriageway to Torbay and Exeter is approximately $\frac{3}{4}$ mile away, there is a bus station with timetabled bus routes throughout Teignbridge and Torbay, and the mainline railway station is within walking distance.

The Accommodation:

Entrance door with porch and multi glazed door to the entrance hallway. The lounge has a window to front and the dining room has a feature tiled fireplace with wooden surround, stairs to first floor with cupboard under, part double glazed door to rear courtyard and opening to the kitchen which is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset circular bowl single drainer sink unit, built-in oven and hob, spaces for appliances and two windows.

On the first floor the landing has access to a loft. Bedroom one has three windows, bedroom two has a window to side, bedroom three has a window to front with tiled fireplace and storage cupboard and bedroom four has a feature fireplace, storage cupboard and window to rear. There is also a spacious bathroom with suite comprising panelled bath with shower over, low level WC, wash basin, storage cupboard and glazed window.

Parking:

Hilton Road operates a resident permit parking scheme through the local authority.

Gardens:

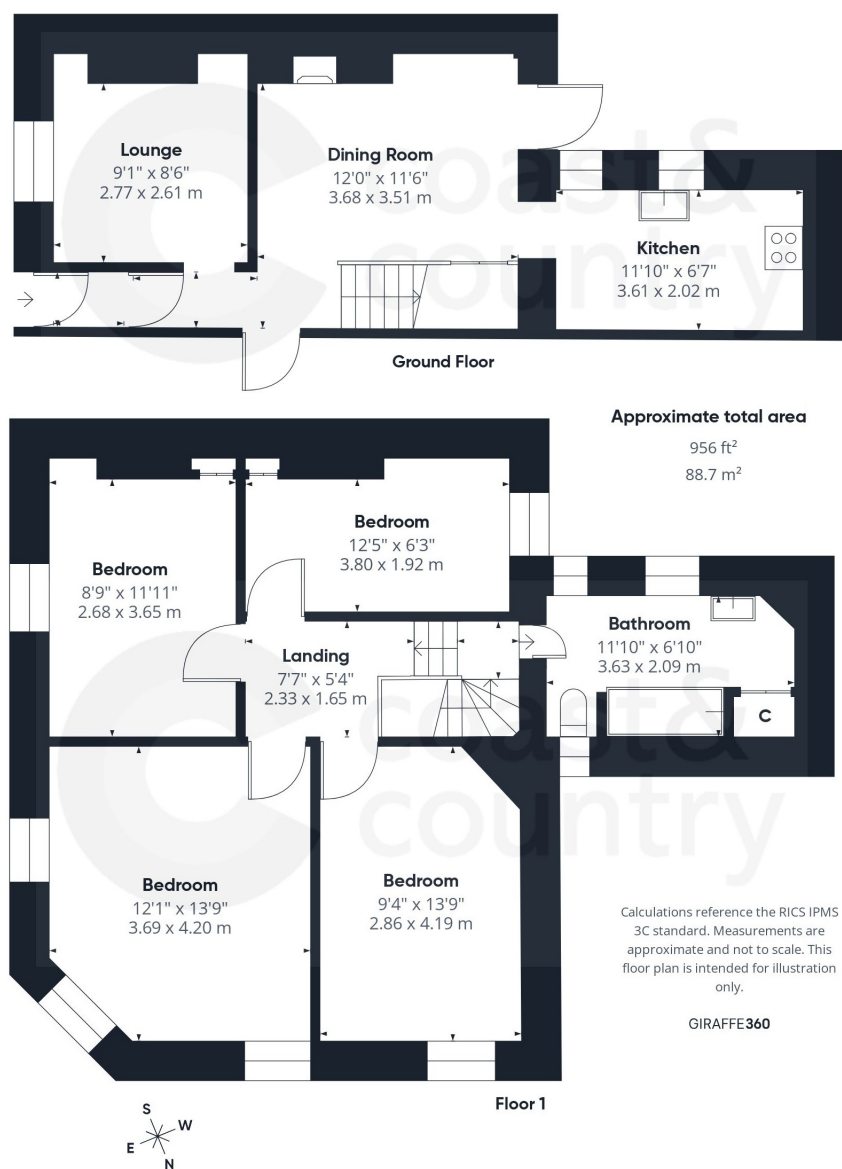
Outside to the rear there is an enclosed L-shaped courtyard with raised flower border.

Directions:

From the Penn Inn roundabout follow the signs for the town centre (A380) straight ahead through two sets of traffic lights. At the fork in the road bear left A381 into East Street. Take the 7th turning on the left into Hilton Road.



4 Hilton Road, Newton Abbot, TQ12 1BJ



Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

Two of the bedrooms are on a flying freehold.

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	67 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.