



## Abbotsbury, Newton Abbot

2x  1x 

ENERGY  
RATING  
E46

- Virtual Tour Available
- Purpose-Built Ground Floor Flat
- 2 Bedrooms
- Lounge, Kitchen, Bathroom & WC

- Garage & Small Driveway
- Lawned Rear Garden
- Convenient for Amenities
- Close to Town Centre

**Guide Price:**  
**£200,000**  
LEASEHOLD



# 81 Abbotsbury Road, Newton Abbot, TQ12 2NT

A spacious purpose-built ground floor apartment situated in a sought-after residential road, a short distance from the town centre. UPVC double glazing and night storage heating are installed and outside the property has its own private level garden and single garage. Although the apartment would benefit from some updating, viewings come highly recommended to appreciate the location and accommodation on offer.

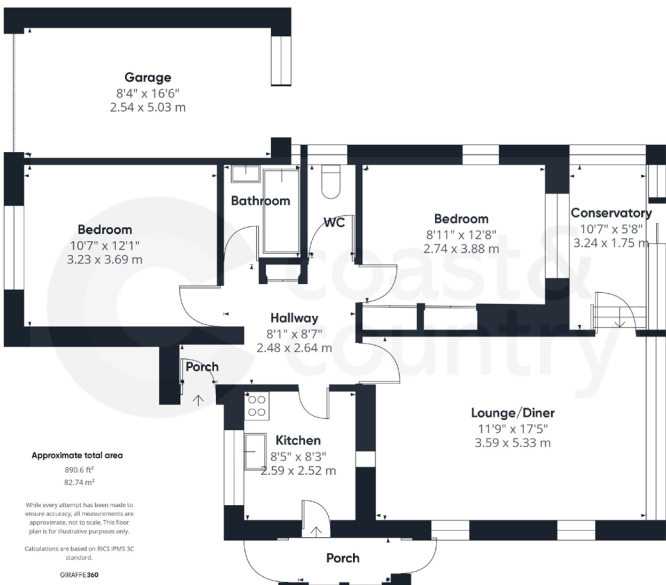
The property is situated in a highly desirable residential road and enjoys good access to the town centre, shops, market, bus and train station. There are also several schools catering for children of all ages, doctors' surgery and dental practise nearby. Newton Abbot is a thriving market town, located just off the A38 and is well situated for access to the cathedral city of Exeter, the well-renowned coast of Torbay, and Dartmoor making it popular with locals, commuters and second home buyers alike.

**Accommodation:** A UPVC obscure double glazed entrance door leads to the entrance hallway with wood flooring, coats cupboard and night storage heater. An obscure-glazed door leads to the lounge/ dining room with feature stone fireplace and inset electric coal effect living flame fire, night storage heaters, two windows to side, window overlooking the rear garden and glazed door to conservatory with sliding doors to the garden. The kitchen has a range of wall and base units with rolled edge work surfaces, single drainer sink unit, space for appliances, breakfast bar, serving hatch to lounge, window to front and obscure glazed door to rear porch with tiled flooring, two storage cupboards, part obscure glazed door to front and door to rear garden. Bedroom one has a range of built-in cupboards, night storage heater, window to side and window to conservatory. Bedroom two has a window to front and night storage heater. The bathroom has a suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, heated towel rail and window. There is also a separate WC with low-level WC and window.

**Outside:** Outside to the front there are double gates and small driveway leading to a single garage with up and over door and a path leading to the front door. The rear garden is level and predominantly laid to lawn with well stocked shrub borders, path extends alongside giving rear access to garage.

**Directions:**

From Newton Abbot Railway Station, follow the road towards the town and take the third right onto The Avenue. Follow The Avenue to the Balls Corner Roundabout (B&Q) and take the first exit. Take the second right (after the traffic lights) into Abbotsbury Road and the property is on the left hand side



**Energy Performance Certificate:**

**Agents Notes:**

Council Tax: Currently Band B  
Tenure: Leasehold  
Lease: 999 years from 29th September 1968  
Service Charge: Maintenance split on a 50/50 basis with the apartment above.  
Ground Rent: Peppercorn  
Mains water. Mains drainage. Mains electricity.  
Floor Plans - For Illustrative Purposes Only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	46 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.