



- 📍 Entrance hallway
- 📍 Sitting room
- 📍 Spacious kitchen/dining room
- 📍 Downstairs WC
- 📍 Four bedrooms
- 📍 Family bathroom
- 📍 Front and rear gardens
- 📍 Delightful views
- 📍 Popular residential area

Our View “An opportunity to acquire a four bedroom home with much potential in a popular residential location”

Semi detached extended four bedroom family home in need of some refurbishment and modernisation with a large garden and lovely views.



The property begins with the hallway with access to the downstairs WC and the main sitting room which features a double glazed window to the front. Double doors lead into the spacious kitchen/dining room which features a good range of wall and base level units with a stainless steel mixer tap sink and drainer. Built in appliances include an oven and gas hob with an extractor fan over and there is space for a washing machine and dishwasher. The dining area has a window and sliding doors to the rear leading to a patio and the rear garden.

Stairs from the hallway rise to the first floor landing leading to four bedrooms, three doubles and a single, and the bathroom which has a low level WC, bath and pedestal wash hand basin.

Externally, to the front you have a level front garden with a path leading to the front entrance and gated access to one side leading to the rear where you have a large patio area leading out from the dining room, creating an ideal space for outside dining. Steps lower from the

patio through the garden which is arranged three levels and planted with a variety of shrubs. There are several wood sheds and on the lower level you will find a lovely summer house and a decked area.

Greenaway Road is situated in the popular Highweek area of Newton Abbot and is conveniently situated for the local primary and secondary schools and close to a small local shop. Newton Abbot itself offers many amenities and facilities which include a market, shops, supermarkets, hospital, swimming pool and other sporting opportunities and rail station on the London (Paddington) - Plymouth main line. Dartmoor and the coast are both easily accessible and, being on the edge of Newton Abbot, road communications are excellent with ease of access to the A38 Devon Expressway and the motorway network beyond.

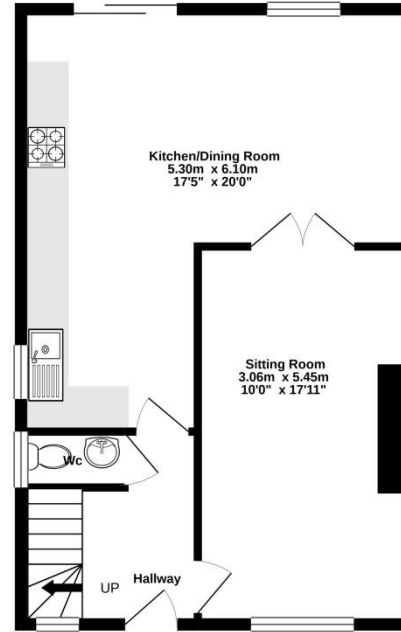


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

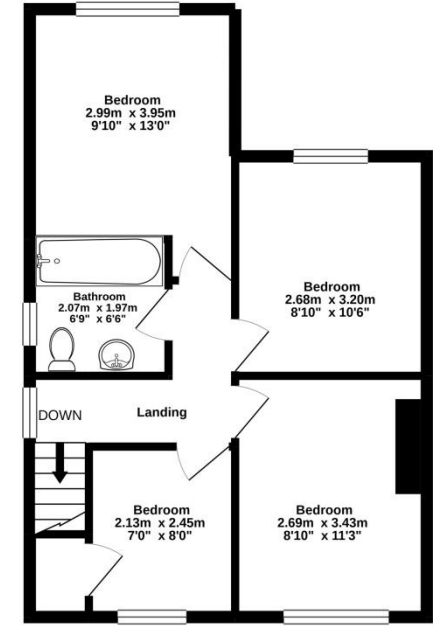
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Ground Floor
49.8 sq.m. (536 sq.ft.) approx.



1st Floor
44.6 sq.m. (481 sq.ft.) approx.



TOTAL FLOOR AREA : 94.4 sq.m. (1016 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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