



***Our View*** “An opportunity to acquire a spacious four bedroom home with lots of potential in a convenient location”

A spacious four bedroom terraced property arranged over three levels in need of some modernisation located in the heart of Newton Abbot.

The accommodation comprises the entrance hallway with a door providing access to the living room which has a feature coal fireplace with mantle surround and a double glazed bay window to the front. An opening leads into the dining area which has storage under the stairs and a double glazed internal window to the kitchen/breakfast room which has a matching range of base and wall units with roll top work surfaces, tiled splashbacks and a stainless steel mixer tap sink and drainer. There is space for a fridge freezer, cooker point, velux window providing much natural light and a double glazed window to the rear and a door leading to garden. There is useful storage under the stairs and a door leading to the downstairs bathroom which comprises a low level flush WC, pedestal wash hand basin with storage and panelled bath with an electric shower fitted and an obscure double glazed window to the rear.

Stairs rise to the first floor landing when you have access to two double bedrooms, both of which have double glazed windows to the rear. A door

provides access from the landing to an inner hallway with a door to the master bedroom which is a good size and features built in wardrobes and a double glazed window to the front.

From the inner hallway a staircase is found which leads to the second floor which is a fantastic, spacious room providing for a range of uses with double glazed windows to the front and rear

Externally at the rear, with access from the kitchen area, the property features an enclosed, low maintenance garden with a wooden built storage shed and gated access to the rear service lane.

Newton Abbot has a wide range of amenities and facilities, including hospital, primary and secondary schools, leisure centre, various shops, superstores, race course, and rail station on the London Paddington - Plymouth mainline. There is good dual carriageway access to Plymouth, Exeter and the motorway network beyond.

- Spacious property arranged over three levels
- Living room
- Dining room
- Kitchen/breakfast room
- Four bedrooms
- Downstairs bathroom
- South east facing courtyard garden
- Convenient location
- Ideal first time buy or investment opportunity





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	34	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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