



Our View *“Very conveniently situated property which would make an ideal first buy or investment”*

A two bedroom period property with a courtyard garden situated in the heart of Newton Abbot town centre.

The accommodation begins with the living/dining area which features an open fireplace with an exposed stone surround, a double glazed window to the front aspect and a storage cupboard situated beneath the stairs. A door provides access to the kitchen where you will find a matching range of wall and base level units with a stainless steel mixer tap sink and drainer. There is space for a fridge/freezer, washing machine and cooker. The kitchen also houses the combination boiler and has a door providing access to the rear courtyard garden. A further door leads to the fitted bathroom comprising a low level flush WC, pedestal wash hand basin and panelled bath and there are part tiled walls and an obscured double glazed window to the rear.

Stairs rise to the first floor where you will find two double bedrooms, both of which feature double glazed windows to the front or rear.

Externally the property features an enclosed courtyard garden with an area laid to decking, ideal for outside dining or entertaining, with an outside tap.

The property is situated within walking distance of the centre of Newton Abbot, which 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.

- Lounge/dining room
- Fitted kitchen with door to the garden
- Bathroom
- Two double bedrooms
- Courtyard garden
- Close proximity to town centre
- No onward chain





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		86
C (69-80)		
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

