



Our View “Contemporary living located in the heart of Newton Abbot”

A truly delightful Victorian property with spacious living accommodation throughout, Two double bedrooms, Enclosed private gardens and off road parking situated in Abbotsbury, Newton Abbot

The accommodation comprises the entrance hallway with wooden flooring and a door providing access to the bright and spacious living room, a superb room with a feature woodburner fireplace with a slate plinth, high ceilings and two double glazed sash windows overlooking the front aspect. From the entrance hallway you have access to the kitchen/dining room, again featuring high ceilings, and having a matching range of base and wall units with roll top work surfaces, tiled splashback and a stainless-steel mixer tap sink and drainer. Built in appliances include an oven with a ceramic hob with an extraction hood and light above and there is space for a fridge/freezer, washing machine and dishwasher. There is wood effect style laminate flooring, a double-glazed window and a door to the side which leads to the garden. From the entrance hallway you have storage beneath the staircase and access to the downstairs cloakroom with a low flush WC and wash hand basin with storage

beneath and there are fully tiled walls and an extractor fan. Stairs rise to the spacious first floor landing which provides access to two very good size double bedrooms, both of which feature double glazed windows. The master bedroom has a bay window and access to the superb Jack and Jill bathroom with a modern suite comprising a low flush WC, incorporated wash hand basin with storage beneath and a large shower which is fed from the mains. There are fully tiled walls and a door to the landing where you have a hatch giving access to loft space and a useful cupboard with shelving. To the front of the property you have a block paved driveway providing off-road parking for two cars. A garden to the side is accessed from the kitchen/ dining room onto a patio area and artificial grass offering a well-maintained garden providing for low maintenance. The garden also benefits a detached outbuilding providing for a range of uses such as an office or workshop with power and light provided. Abbotsbury Road is conveniently situated within walking distance of the town centre. 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.

- Entrance hallway
- Bright and spacious living room with feature woodburner
- Kitchen/dining room
- Downstairs WC
- Two double bedrooms
- Jack and Jill bathroom
- Driveway parking for two cars
- Well maintained low maintenance garden
- Convenient location within walking distance of the town centre





Energy Efficiency Rating	
Current	Potential
87	69

Very energy efficient - lower running costs
 (92+)
 A
 (81-91)
 B
 (69-80)
 C
 (55-68)
 D
 (39-54)
 E
 (21-38)
 F
 (1-20)
 G
 Not energy efficient - higher running costs

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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TOTAL FLOOR AREA : 101.9 sqm (1097 sq.ft.) approx.

