



Our View “*Very conveniently situated property offering two reception rooms and large kitchen/dining room, ideal for family living*”

A delightful period four bedroom property with well presented accommodation throughout brimming with original features with off-road parking and enclosed gardens situated in a convenient location within walking distance to the train station and Newton Abbot town centre.

The accommodation begins with the entrance porch with parquet flooring and a door leading into the spacious entrance hallway where you have wooden flooring which continues throughout much of the ground floor and storage space situated beneath the staircase. A door leads into the spacious living room situated at the front of the property with a double glazed bay window, feature fireplace and continued wooden flooring. Continuing through the entrance hallway you have a door leading to the family room and a further door leading to the kitchen/dining/living room, a superb space with the kitchen area featuring a matching range of wall and base level units with solid wood work surfaces and a stainless steel mixer tap sink. There is space for a feature Rangemaster cooker, space for a dishwasher

and fridge freezer, inset spotlights, a double glazed window to the side and a door leading to the rear. An opening leads into the family room where you have a further feature fireplace, continued wooden flooring and a double glazed window to the rear. From the kitchen you have access to the rear porch/utility space which is very useful area with tiled flooring, space and plumbing for a washing machine and tumble dryer and a door providing access to the rear garden and a door to a separate WC

From the hallway stairs rise to the first floor where you have a spacious landing with solid wooden flooring providing access to the four bedrooms, all of which feature double glazed windows to either the front or rear, with the main bedroom benefiting from a double glazed bay window to the front and built-in wardrobes. Dividing the bedrooms is a modern fitted bathroom comprising a low level WC, pedestal wash hand basin incorporated within a vanity unit and a panelled bath with an electric shower fitted there are part tiled walls and an obscured double glazed window to the side. From the landing area you have a number of storage options, with one cupboard housing the

combination boiler, and a hatch providing access to the loft space via a loft ladder.

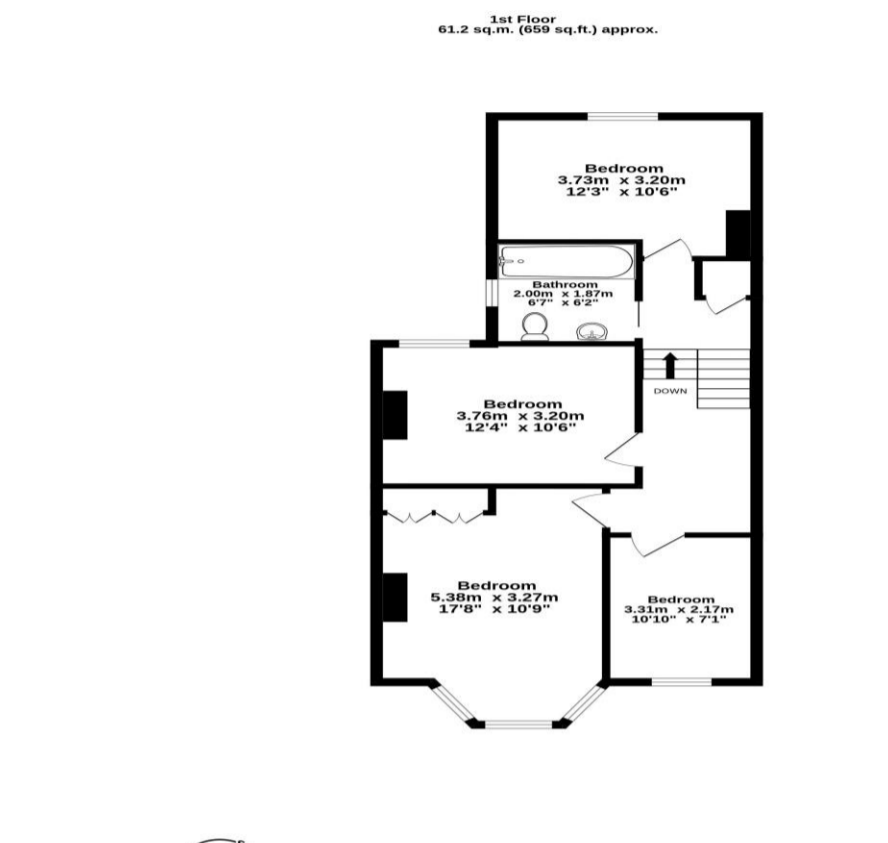
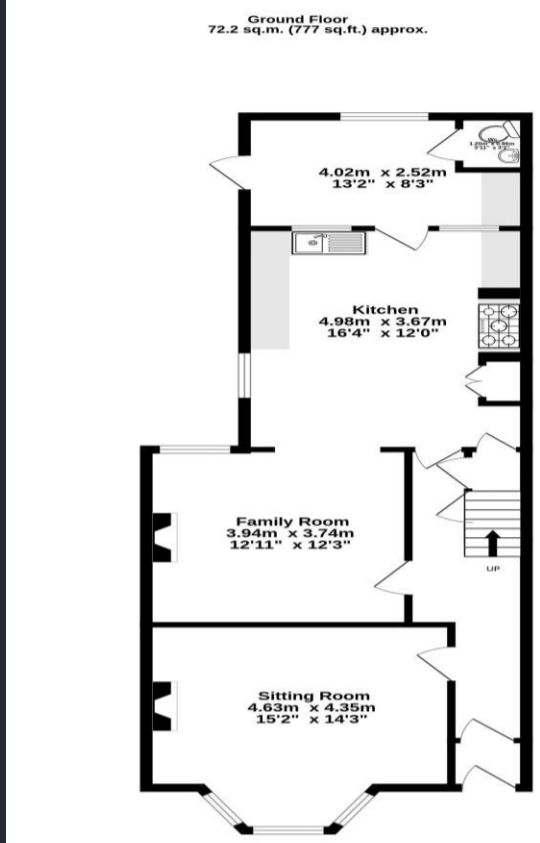
Externally To the rear of the property you have an enclosed garden and leading out from the utility space and rear porch you have a paved area leading onto an area laid to artificial grass enclosed by an exposed stone wall and there is gated access to the parking at the rear, accessed via wooden double gates.

- Entrance porch and hallway
- Spacious living room with feature fireplace
- Family room
- Kitchen/dining room
- Rear porch/utility area
- Downstairs WC
- Four bedrooms
- Modern fitted bathroom
- Off road parking
- Enclosed garden





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



TOTAL FLOOR AREA: 133.4 sq.m. (1436 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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