



Our View “Fabulous townhouse offering contemporary living with parking and courtyard garden”

A superb three to four bedroom town house presented to a high standard throughout arranged over three levels with off road parking and enclosed gardens located in the heart of Newton Abbot.

The accommodation begins with the entrance porch with wood effect style laminate flooring which continues throughout much of the ground floor. A useful storage cupboard with shelving houses the utility meters and there is space for a washing machine. A door leads into the open plan living/dining/kitchen area with a spacious living room with double doors leading onto the enclosed and sunny courtyard garden. The super modern fitted kitchen has a matching range of wall and base level units with a stainless steel mixer tap sink and drainer. Built-in appliances include a fridge/freezer, oven and induction hob with an extraction hood and light above and there is space for a dishwasher.

Stairs rise to the first floor landing you will find access to two bedrooms, both with large double glazed windows to either the front or rear, with one of the bedrooms benefiting from built-in storage. On this level you also have a modern fitted bathroom comprising a low level flush WC, pedestal wash hand basin with storage beneath and a

panelled bath and there are with fully tiled walls, wood effect flooring and a cupboard housing the combination boiler.

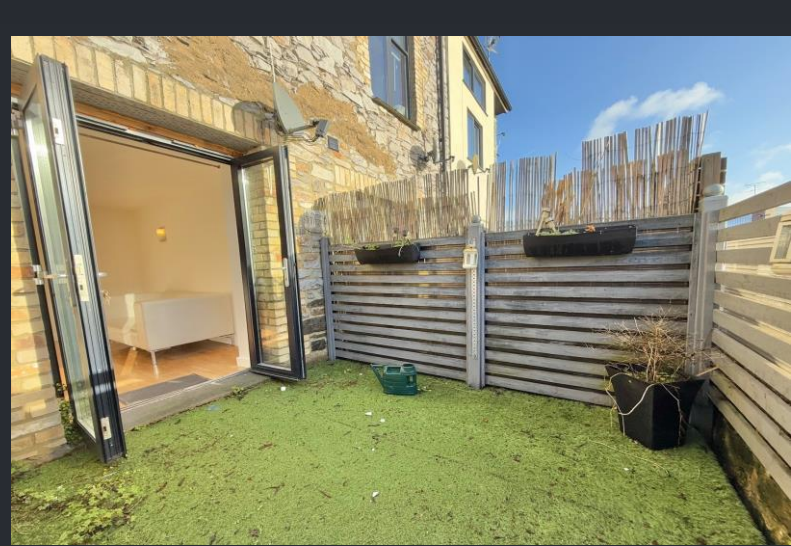
Stairs rise to the second floor where you will find a useful space with wood effect flooring, skylight and a double glazed window to the rear, providing for a range of uses. A door leads into the delightful master bedroom suite which must be seem to be appreciated with a vaulted ceiling providing much natural light from the skylights and a double glazed window to the front. There is built in storage and access to a modern fitted en suite shower room comprising a low level flush WC, pedestal wash hand basin and shower from the mains and there is a window to the rear and part tiled walls.

Externally the property features allocated off-road parking directly in front of the property with an enclosed courtyard garden laid to artificial grass situated at the rear.

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 porch
- Open plan living/kitchen/dining room with doors to the garden
- Two first floor bedrooms
- Modern fitted bathroom
- Second floor bedroom/snug
- Second floor master bedroom with en suite shower room
- Off road parking
- Enclosed courtyard garden
- Close proximity to town centre





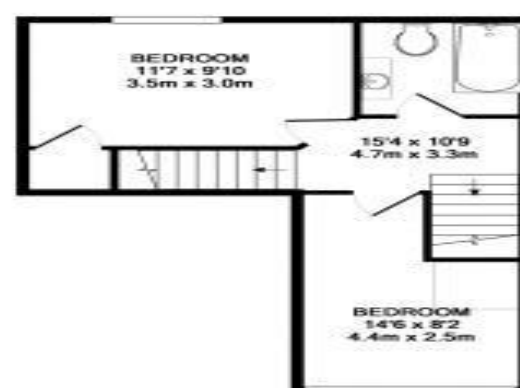
ALLSWORTH
PROPERTY

6 Queen Street | Newton Abbot | Devon | TQ12 2EF | Tel: 01626 298400

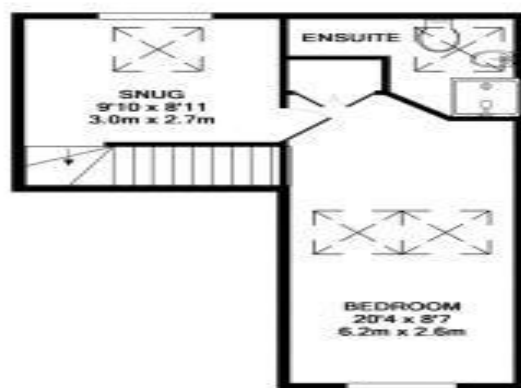
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		87
C (69-80)		
D (55-68)	77	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



GROUND FLOOR
APPROX. FLOOR
AREA 388 SQ. FT.
(34.2 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 370 SQ. FT.
(34.3 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 375 SQ. FT.
(34.8 SQ. M.)

TOTAL APPROX. FLOOR AREA 1112 SQ. FT. (103.3 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other details are approximate and for reference only. It is the responsibility of the prospective purchaser to verify the accuracy of the floor plan and to ensure that it meets their requirements. 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.
Made with HERSPEC 5.0015



ALLSWORTH
PROPERTY

6 Harlington Court, Newton Abbot, TQ12 2QB
£250,000 Freehold Ref: DSN6967

