



## ***Our View*** “Beautifully presented spacious family home full of period features in convenient location”

This truly delightful double fronted Victorian property offers beautifully presented and spacious accommodation throughout with two reception rooms and three bedrooms, along with well maintained gardens. The property must be viewed to be appreciated.

The accommodation comprises of the entrance porchway with wooden flooring and delightful stained glass door leading to the entrance hallway. The sitting room benefits from a large sash window to the front of the property providing much natural light and there is a feature cast iron fireplace with wooden surround and gas point. Opposite the sitting room you will find the dining room which also features a sash window to the rear and a cast iron fireplace with a storage cupboard on either side. From the entrance hall you will also find access to the delightful recently fitted kitchen / breakfast room comprising a range of matching wall and base level units with granite work surfaces, mixer tap sink and integrated drainer, space for fridge freezer and washing machine, cooker point with Siemens extraction hood and light above, tiled flooring, inset spotlights, useful storage space with shelving, Sash window to rear

enjoying a pleasant outlook onto the rear garden. A downstairs WC comprises a low level flush WC, wash hand basin with storage beneath and a window to the rear. There is a useful storage cupboard positioned beneath the stairs which houses the combination boiler. A split level staircase leads to the first floor where you will find a very light and airy landing space. There are three good sized bedrooms, all of which feature cast iron fireplaces and sash windows. A superb recently fitted shower room comprises a pedestal wash hand basin and large double shower powered from the mains. There is a heated towel rail and an obscure sash window to the front. Completing the accommodation is a separate WC with low level flush WC, pedestal wash hand basin and a window to the rear. Externally the property enjoys very well presented gardens. To the front, accessed via a wrought iron gate, is a low maintenance but well manicured garden laid to gravel chipping and surrounded by a pleasant assortment of flowers and shrubs. To the rear is a delightful garden enclosed by a Devon stone wall to three sides and large wooden double gates to the rear access lane. This could also potentially allow part of the rear garden to be used as off road parking. 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
- Sitting room
- Dining room
- Kitchen/breakfast room
- Cloakroom
- Three bedrooms
- Fitted shower room
- Separate WC
- Front and rear gardens







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Energy Efficiency Rating

Energy Efficiency - lower running costs

100-100

A

80-90

B

60-80

C

40-60

D

20-40

E

10-20

F

0-10

G

Energy Efficiency - higher running costs

100-100

A

80-90

B

60-80

C

40-60

D

20-40

E

10-20

F

0-10

G

Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions

100-100

A

80-90

B

60-80

C

40-60

D

20-40

E

10-20

F

0-10

G

Very environmentally friendly - higher CO<sub>2</sub> emissions

100-100

A

80-90

B

60-80

C

40-60

D

20-40

E

10-20

F

0-10

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