



Our View “A perfect property for first time buyers or investment”

A well presented three bedroom period property with two reception rooms , modern fitted kitchen and bathroom located in the heart of Newton Abbot

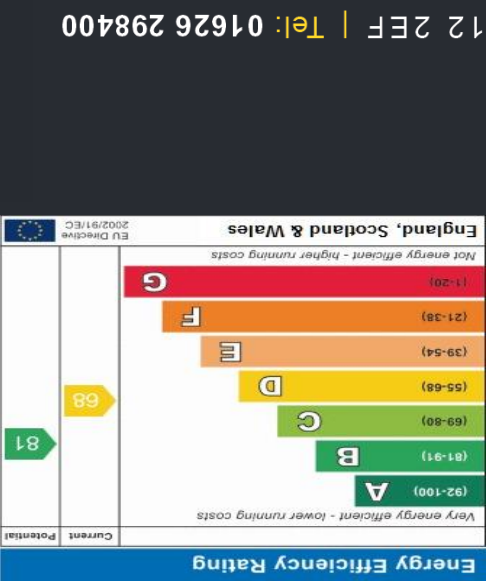
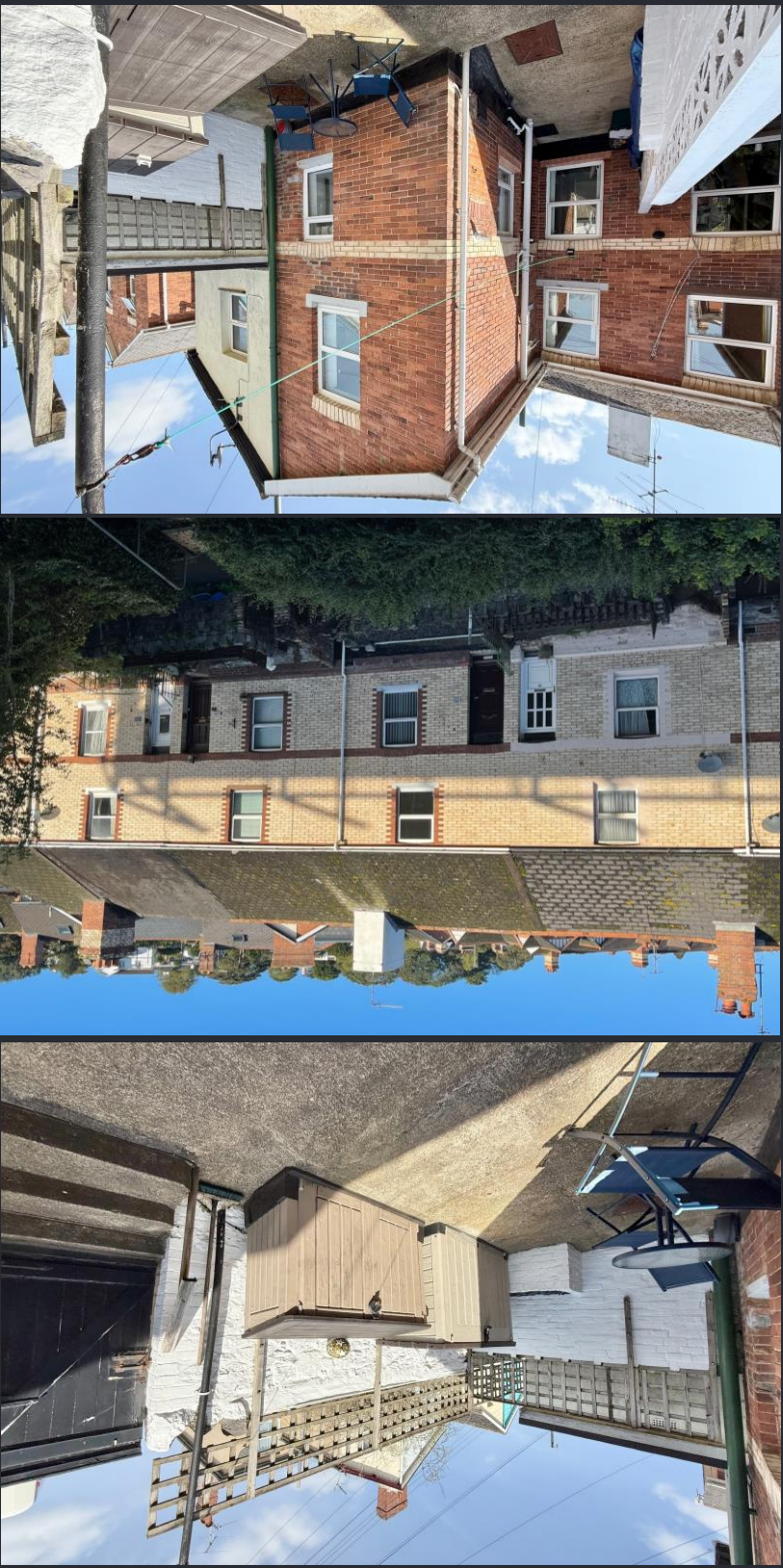
The accommodation comprises an entrance porch leading into the hallway, which provides access to the lounge at the front of the property. This room features a double-glazed window. Adjacent to the lounge is a sitting/dining room with a double-glazed rear window and a feature fireplace with a mantel surround. An opening leads through to the superb, modern fitted kitchen, which includes a range of matching wall and base units, a mixer tap with sink and drainer, space for a fridge-freezer and washing machine, a built-in oven with ceramic hob, an extractor hood with light above, and a built-in dishwasher. A cupboard houses the combination boiler. The kitchen also features wood-effect flooring, useful storage beneath the stairs, a cupboard

housing the meters, spotlights, double-glazed windows to the side and rear, and a double-glazed door leading to the rear garden. From the entrance hallway, stairs rise to the first-floor landing, which provides access to three bedrooms—all with double-glazed windows. Two are doubles and one is a single. Completing the accommodation is a modern fitted bathroom suite comprising a low-level flush WC, a pedestal wash hand basin with storage beneath, and a panelled bath. The bathroom also features part-tiled walls, an obscured double-glazed window to the side, wood-effect flooring, spotlights, and an extractor fan. From the landing, a hatch provides access to the loft space. Externally, the property features an enclosed courtyard garden to the rear, designed for low maintenance, with gated access to a rear service lane. 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.

- Well presented property
- Three bedrooms
- Two reception rooms
- Modern fitted kitchen and bathroom
- Courtyard garden
- Town centre location





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