

SIMPLY GREEN

Elm Road  
Newton abbot





Mid Terraced House  
Lounge Dining Room  
Kitchen  
Downstairs Bathroom  
Two Double Bedrooms  
Decked rear Garden  
Permit Parking  
Needs Updating  
Chain Free  
Freehold/Council Tax B

Offered to the market with no onward chain is this mid terraced house with two double bedrooms, a large lounge diner, kitchen and bathroom.

Outside there is a good size rear courtyard garden which is fully decked out offering low maintenance and permit parking to the front.

The property does need updating throughout.

It is situated close to the town centre of Newton Abbot and is located near to well regarded primary and secondary schools, church, countryside walks, Sainsbury's and a bus stop. The market town of Newton Abbot is less than a mile away and offers a wide range of amenities including shops, supermarkets, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, a short walk to a mainline railway station to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay..





## Accommodation

The front door opens into the entrance porch with an internal door opening into the lounge dining room.

The lounge dining room is spacious. The lounge has a feature fireplace, alcove storage and a window to the front. The dining room has plenty of space for a table and chairs and has a radiator and an under stairs storage cupboard.

A door opens into the kitchen with a range of white wooden wall and floor units, marble effect worktops and a one and a half bowl stainless steel sink. There are spaces for an upright fridge freezer and a freestanding electric cooker. There is also space and plumbing for a washing machine. A window to the rear gives plenty of natural light and the glazed rear door opens out to the rear garden.

Adjacent to the kitchen is the downstairs bathroom. This comprises; Bath with electric shower over, low level W.C, a pedestal hand basin and an obscure window.

## First Floor Accommodation

Carpeted stairs rise to the first floor landing with two double bedrooms. Bedroom one is the larger double with a carpeted floor, radiator, alcove storage and a window to the front of the property. Bedroom two is a double, again with a carpeted floor, radiator, built in wardrobes and a window overlooking the rear.

## Outside

There is permit parking available to the front of the property. The rear courtyard garden is enclosed and has been decked throughout making this a low maintenance garden and giving you a good space to enjoy the sunnier days.

## Viewings

To view this property, please call us on 01626 798440 or email [sales@simply-green.co.uk](mailto:sales@simply-green.co.uk) and we will arrange a time that suits you.

## Directions

Park in the Cricket Field Carpark and when exiting, cross the road onto Marsh Road and head towards Sherbourne House. Take the first right into Elm Road and the property can be found on your right hand side.

## Services

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

## Local Authority

Teignbridge District Council

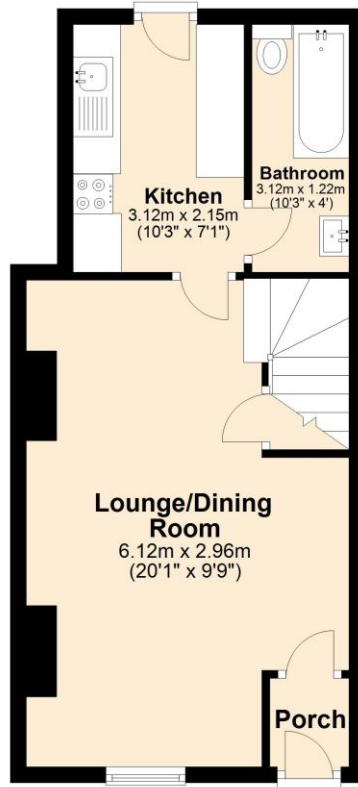
Council Tax

Band A



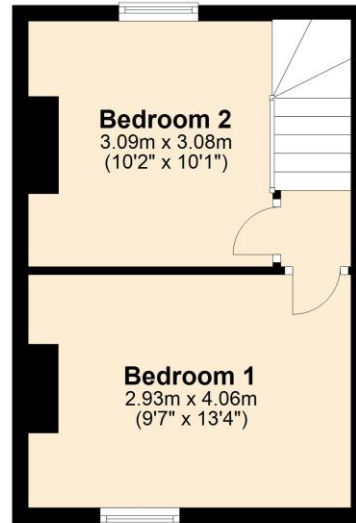
### Ground Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



### First Floor

Approx. 24.9 sq. metres (267.5 sq. feet)



Total area: approx. 60.9 sq. metres (655.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC: D

COUNCIL TAX BAND: B

TENURE:  
FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



88 Queen Street  
Newton Abbot  
Devon  
TQ12 2ET