

CHRISTOPHER SCALES

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Fisher Road, Newton Abbot

£210,000

To arrange a viewing, when calling please quote CS1097.

In the sought after Abbotsbury area of Newton Abbot the property offers a period terraced house with well presented accommodation arranged over two floors. Approached from the road, there is a low maintenance front garden with pathway to the front door. Once inside, an entrance porch opens into the hallway with the ground floor accommodation comprising a sitting with bay window to the front aspect, dining room and a kitchen with double doors opening into the low maintenance rear garden. On the first floor, a spacious landing leads to two double bedrooms and a four piece bathroom/WC. The property also has UPVC double glazing and gas central heating.

Abbotsbury offers a central location with good access to the amenities of the town centre, local surgeries, primary and secondary schools. Transport links include the nearby bus depot, newton abbot train station with a mainline connection to London Paddington and excellent road links for the A380 for Exeter/M5 and beyond.

The accommodation comprises: UPVC door with obscure glazed inset to:

ENTRANCE PORCH - 0.97m x 0.86m (3'2" x 2'10") Pendant light point, electric meter and consumer unit, dado rail, obscure glazed door to:

HALLWAY Pendant light point, smoke detector, stairs with handrail to first floor, radiator with thermostat control. Doors to:

SITTING ROOM - 3.94m x 3.2m (12'11" x 10'6") Maximum measurements. Pendant light point, picture rails, UPVC double glazed bay window to front aspect with views towards Wolborough Hill, radiator with thermostat control, tiled fireplace with inset living flame gas fire, TV connection point

DINING ROOM - 3.43m x 3.4m (11'3" x 11'2") Maximum measurements. Pendant light point, picture rails, UPVC double glazed window to rear aspect, radiator with thermostat control, storage to chimney recess, under-stairs storage cupboard, door to:

KITCHEN - 3.63m x 2.84m (11'11" x 9'4") UPVC double glazed window to side, UPVC double doors opening onto the rear garden, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll-edged work surfaces over, inset four ring gas hob with extractor over, inset 1.5 bowl ceramic sink and drainer with mixer tap over, tiled surrounds, matching wall cabinets, built-in eye level double electric oven, space for upright fridge freezer, integral dishwasher and integral washing machine.





FIRST FLOOR LANDING Pendant light point, smoke detector, hatch to loft space, UPVC obscure glazed window to side, radiator, doors to:

BEDROOM ONE - 4.29m x 3.02m (14'1" x 9'11") Maximum measurements. Coved ceiling with pendant light point, UPVC double glazed window to front aspect with open outlook across newton abbot and Wolborough fields, radiator with thermostat control, feature fireplace.

BEDROOM TWO - 3.51m x 2.41m (11'6" x 7'11") Maximum measurements. Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, feature fireplace.

BATHROOM/WC - 2.84m x 2.69m (9'4" x 8'10") Maximum measurements. Inset spotlights, extractor fan, UPVC obscure glazed window. Four piece suite comprising a panelled bath with shower attachment over, large separate shower cubicle with mains fed shower, vanity unit with wash hand basin, WC, heated towel rail, wall mounted boiler.

OUTSIDE

FRONT - At the front of the property is a low maintenance garden with pathway leading to the front door.

REAR - To the rear and access from the kitchen is an enclosed garden with the block paved area accessed immediately from the kitchen leading to a paved area to the side and steps leading to a higher patio which is enclosed by stone and brick wall with timber gate leading onto a rear service lane. Outside light, outside tap.

USEFUL INFORMATION

Tenure - Freehold

Age - To be confirmed

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band B

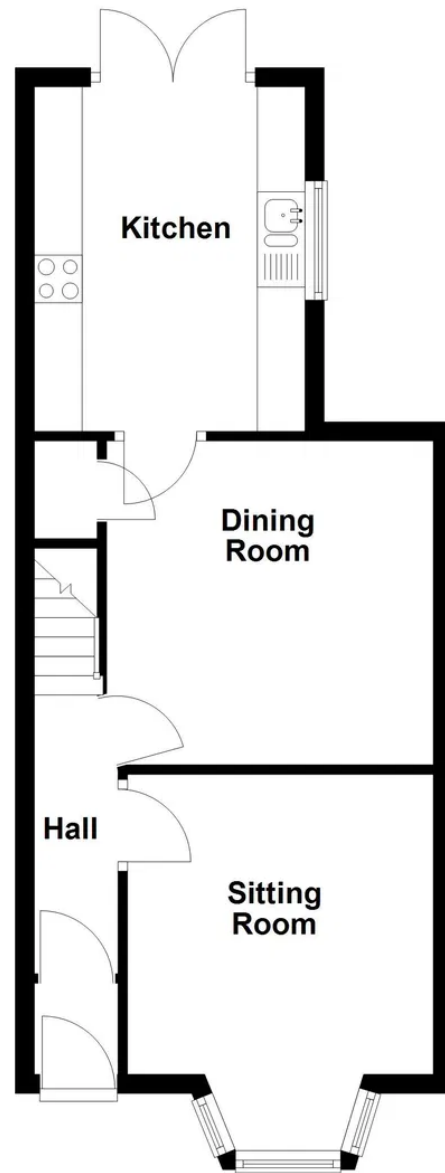
EPC Rating - D/66 potential - B/86

Broadband - To be confirmed

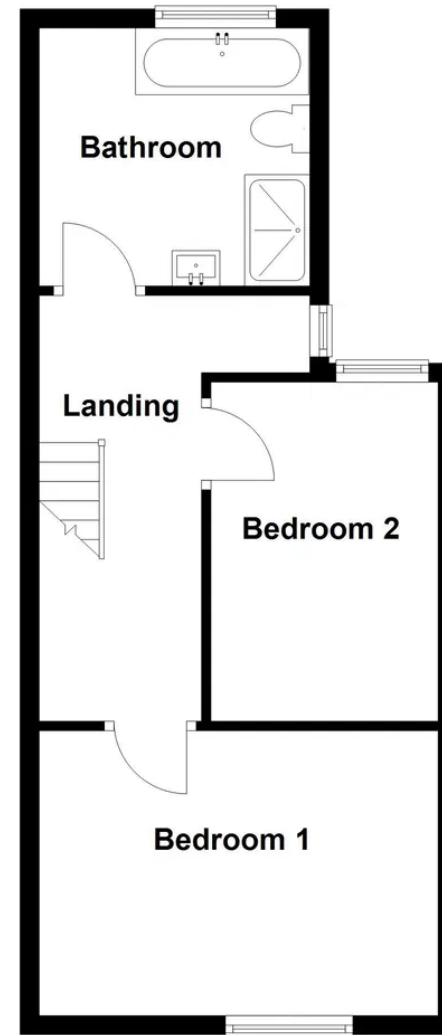
Mobile - To be confirmed



Ground Floor



First Floor



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