



Connells

Bowden Hill  
Newton Abbot



## Property Description

Introducing this wonderful and modern three bedroom mid-terrace house located in a popular area of Newton Abbot.

Internally, the property is light and airy throughout with neutral decor. The living room features a cosy gas fire which makes a lovely feature. French doors lead you into the modern kitchen, providing ample storage space. Just off the kitchen is the shower room and door leading to the rear courtyard. Upstairs, there are three bedrooms, a kingsize bedroom with fitted wardrobes and two double bedrooms.

Externally, the low maintenance rear courtyard provides a great space with gravel and artificial grass. There is also a handy garden store, an outside tap and a gate giving access to a lane.

Residential Permit available from Devon County Council at £35 pa.

## Front Of The Property

On-street residents permit parking. uPVC door leads you into the hallway.

## Hallway

Fuse box, wall mounted radiator and stairs leading to the first floor.

## Lounge

11' 8" max x 12' 7" max ( 3.56m max x 3.84m max )

Double glazed window to the front of the property, brick fireplace with mantle and gas fire, ceiling spot lights and an upright wall mounted radiator, Sky Q Box & TV & Broadband points, wood laminate flooring. Glazed doors leads through into the kitchen.

## Kitchen

7' 9" max x 14' 1" into recess ( 2.36m max x 4.29m into recess )

Double glazed window to the rear, wall and base units, one and a half bowl stainless steel sink/drainer, freestanding induction cooker with extractor over, space downstairs for washing machine, space for upright fridge freezer, part tiled and an upright wall mounted radiator. There is an area for a small dining table and chairs. A half glazed door takes you to the rear hallway with storage space and houses the boiler, door to the bathroom and obscure door leading to the rear garden.

## Shower Room

Obscure double glazed window to the side, shower cubicle, WC, wash hand basin with storage below, fully tiled and a wall mounted heated towel rail.

## First Floor

Loft access

### Bedroom One

15' 2" max x 10' 5" max ( 4.62m max x 3.17m max )

Double glazed window to the front of the property, large fitted wardrobe with sliding doors, laminate flooring and a wall mounted radiator.

### Bedroom Two

8' 9" max x 10' 8" max ( 2.67m max x 3.25m max )

Double glazed window to the rear and a wall mounted radiator.

### Bedroom Three

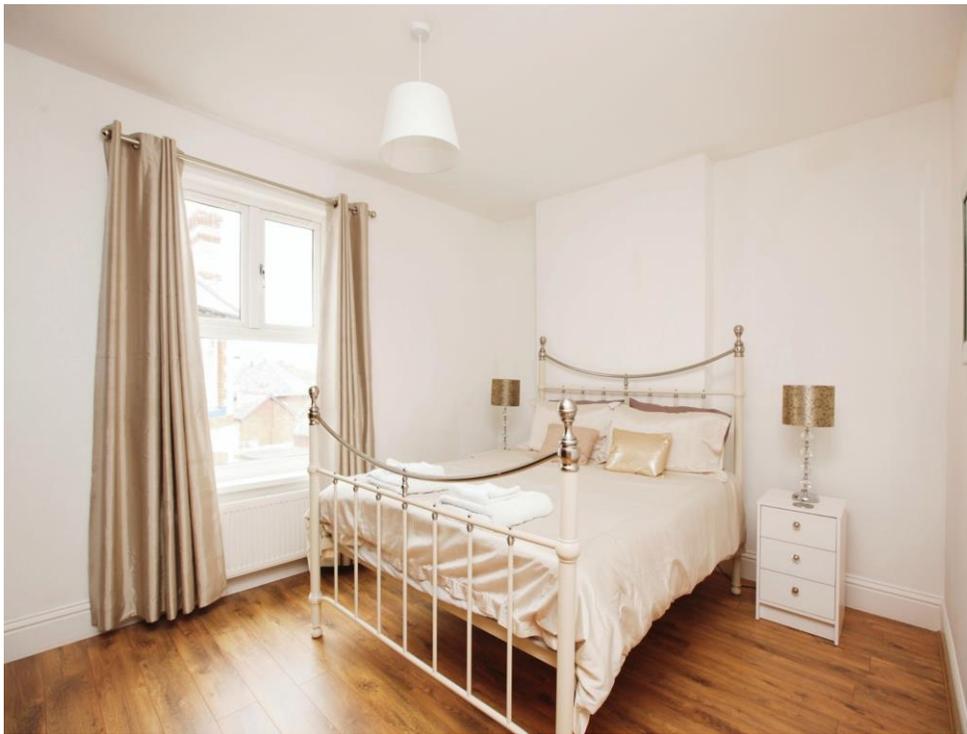
10' 5" max x 5' 8" max ( 3.17m max x 1.73m max )

Double glazed window to the side and a wall mounted radiator.

## Rear Of The Property

Low maintenance courtyard with gravel and artificial grass, garden store, outside tap and gate giving access to the rear lane for bin stores.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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Property Ref: NAB312056 - 0015