



Connells

Gloucester Road
Newton Abbot

Gloucester Road Newton Abbot TQ12 1AY

for sale guide price
£250,000



Property Description

Guide Price £250,000 - £265,000

Nestled in a central and convenient location, Gloucester Road is a charming and well maintained semi-detached home, offering a fantastic opportunity families, first time buyers or investors. Situated just a short walk from Newton Abbot town centre, this property benefits from a prime position close to local shops, schools, transport links and amenities.

Inside, the property presents a welcoming atmosphere with a spacious living room featuring a large window that allow plenty of natural light to fill the room. The separate dining room offers additional living space, ideal for family meals or as a cosy area for entertaining. The well equipped kitchen, with its modern fixtures and ample storage, provides a functional space for cooking and everyday living.

On the first floor you will find bedroom three which benefits from an en-suite shower room and a family bathroom. On the second floor are bedroom one and two.

Externally, Gloucester Road boasts a private low maintenance garden, ideal for relaxing outdoors or enjoying a spot of gardening. There is also on-street parking available in the vicinity.

Newton Abbot is a thriving market town, offering a wide range of amenities, including schools, supermarkets and independent shops. The town benefits from excellent transport links, with Newton Abbot train station providing ideal transport links to Exeter, Plymouth and beyond, while the nearby A38 offers quick access to the M5 motorway.

Front Of The Property

Wrought iron gate to the main entrance. Gate providing access to the rear.

Resident parking is available along the whole road. Permits can be obtained through the council at relatively low cost.

Hallway

Fusebox, stairs to the first floor and door leading through to..

Lounge

12' max x 12' 4" max (3.66m max x 3.76m max)

Double glazed window to the front of the property, log burner with feature fire place surround, and a wall mounted radiator.

Dining Room

12' 5" max x 15' 11" max (3.78m max x 4.85m max)

Double glazed window to the rear of the property, door with level access onto garden, understairs storage and a wall mounted radiator.

Kitchen

11' 10" max x 8' 11" max (3.61m max x 2.72m max)

Double glazed window to the side of the property, wall and base units. gas hob, integrated eye-level oven, one and a half bowl porcelain steel sink/drain, plumbing for washing machine, plumbing for dishwasher. space for fridge freezer, wall mounted boiler.

First Floor

Tiered landing, two loft hatches.

Wetroom

Obscure double glazed window to the side of the property, converted to a wet room in 2022.

Bathroom

Bath with mixer taps, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

Bedroom One

15' 9" max x 12' 4" max (4.80m max x 3.76m max)

Two double glazed windows to the front of the property, feature fireplace and a wall mounted radiator.

Bedroom Two

12' 4" max x 9' 11" max (3.76m max x 3.02m max)

Two double glazed window to the front of the property and a wall mounted radiator.

Bedroom Three

10' 6" x 9' 1" (3.20m x 2.77m)

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

Rear Garden

A low maintenance, paved and enclosed rear space.

One Bedroom Studio Annexe

Entrance into the kitchen/diner.

Kitchen/Diner

Wall and base units, sink with mixer tap, hob with extractor over, integrated oven, wall mounted electric heater.

The dining area has double glazed doors to the garden and a double glazed window to the front. Access to bathroom and bedroom/lounge.

Lounge/Bedroom

Wall mounted electric heater.

Bathroom

Double walk in shower, WC, wash hand basin, part tiled and a wall mounted heated towel rail.









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

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EPC Rating: D

Tenure: Freehold

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Property Ref: NAB312655 - 0009