



**Connells**

The Warren  
Newton Abbot



# The Warren Newton Abbot TQ12 1PP

for sale  
**£205,000**



## Property Description

This charming two-bedroom freehold home is nestled in a desirable location in Newton Abbot, offering excellent access to local shops, schools, and transport links. With no onward chain, it presents an ideal opportunity for buyers looking for a hassle-free move.

Upon entering, you are welcomed by a convenient porch entrance, perfect for storing outdoor belongings. The hallway leads to a modern kitchen, along with built-in appliances, including an eye-level oven.

To the rear, the expansive lounge/diner provides a bright and airy living space, enhanced by a large window that floods the room with natural light. The space also includes a fireplace and useful under-stair storage.

Upstairs, the first-floor accommodation consists of two generously sized bedrooms. Bedroom one benefits from an additional storage cupboard, while bedroom two includes a built-in wardrobe. The modern shower/wet room is conveniently positioned between the bedrooms and is fitted with a walk-in shower, wash basin, and toilet.

Externally, the home benefits from a spacious carport, offering secure covered parking. The rear courtyard garden enjoys plenty of sunlight, providing the perfect space for potted plants and outdoor relaxation. A rear gate also offers added convenience and access.

## Front Of The Property

Enclosed front patio, car port and uPVC door into the property.

## Entrance Hallway

Wall mounted radiator and stairs leading to the first floor.

## Lounge

16' 10" max x 11' 11" max ( 5.13m max x 3.63m max )

Double glazed window to the rear of the property, built in storage, feature fireplace, wall mounted radiator and door leading to the rear garden.

## Kitchen

10' 5" max x 7' 1" max ( 3.17m max x 2.16m max )

Double glazed window, wall and base units, stainless steel sink/drain, electric hob with extractor over, integrated eye-level oven, space for fridge freezer, plumbing for washing machine.

## First Floor

### Bedroom One

10' 8" max x 11' 11" max ( 3.25m max x 3.63m max )

Double glazed window to the front of the property, built in storage and a wall mounted radiator.

### Bedroom Two

9' 9" max x 9' 10" max ( 2.97m max x 3.00m max )

Double glazed window to the rear of the property, built in wardrobe and a wall mounted radiator.

### Shower Room

Wet room with walk-in shower, WC, wash hand basin, fully tiled, extractor fan and a wall mounted radiator.

### Rear Of The Property

Enclosed rear courtyard providing a low maintenance upkeep. Rear gate for access.















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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**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

**EPC Rating: C**

Tenure: Freehold

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