



Connells

George Street  
Newton Abbot



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Newton Abbot TQ12 1HX

for sale guide price  
**£240,000**



## Property Description

Welcome to this well-presented and spacious two-bedroom home, offering 79 square meters of thoughtfully designed living space. Perfect for first-time buyers, small families, or investors, this property is situated in a desirable location with excellent amenities and transport links nearby.

Upon entering, you are welcomed by a bright entrance hall leading to a modern kitchen, complete with contemporary fittings and ample storage. Adjacent to the kitchen is a convenient downstairs W.C. The open-plan lounge/diner provides a fantastic space for relaxation and entertaining, with large windows allowing for plenty of natural light.

The first floor boasts two generously sized bedrooms, both offering comfortable living space. The stylish bathroom features a bathtub, overhead shower, washbasin, and W.C., designed with a modern finish.

Externally, the property benefits from an allocated parking space, ensuring convenience for residents. The home is well-maintained throughout, making it a move-in-ready option for prospective buyers.

## Front Of The Property

Brick pillars to the front with an area of patio and gravel for ease of maintenance.

## Hallway

Stairs to the first floor and a wall mounted radiator.

## Cloakroom

Obscure double glazed window to the front of the property, WC, wash hand basin and a wall mounted radiator.

## Lounge/Diner

15' 6" max x 15' 7" max ( 4.72m max x 4.75m max )

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

## Kitchen

8' max x 11' 4" max ( 2.44m max x 3.45m max )

Double glazed window to the rear of the property, wall and base units, stainless steel sink/drain, has hob with extractor over, oven, built in larder, space for fridge freezer, plumbing for washing machine/dishwasher.

## First Floor

Double glazed window to the side, airing cupboard and loft hatch.

## Bedroom One

15' 6" max x 9' 8" max ( 4.72m max x 2.95m max )

Double glazed windows to the front and rear of the property, and two wall mounted radiators.

## Bedroom Two

15' 6" max x 9' 4" max ( 4.72m max x 2.84m max )

Double glazed windows to the front and rear of the property, and two wall mounted radiators.

## Bathroom

Obscure double glazed window to the rear of the property, bath with shower over, WC, wash hand basin, part tiled and a wall mounted radiator.

## Rear Of The Property

Enclosed rear garden with a patio and lawn area which provides a fantastic space for alfresco dining or entertaining and a low maintenance upkeep. Side access with steps, lead up to the rear parking space.



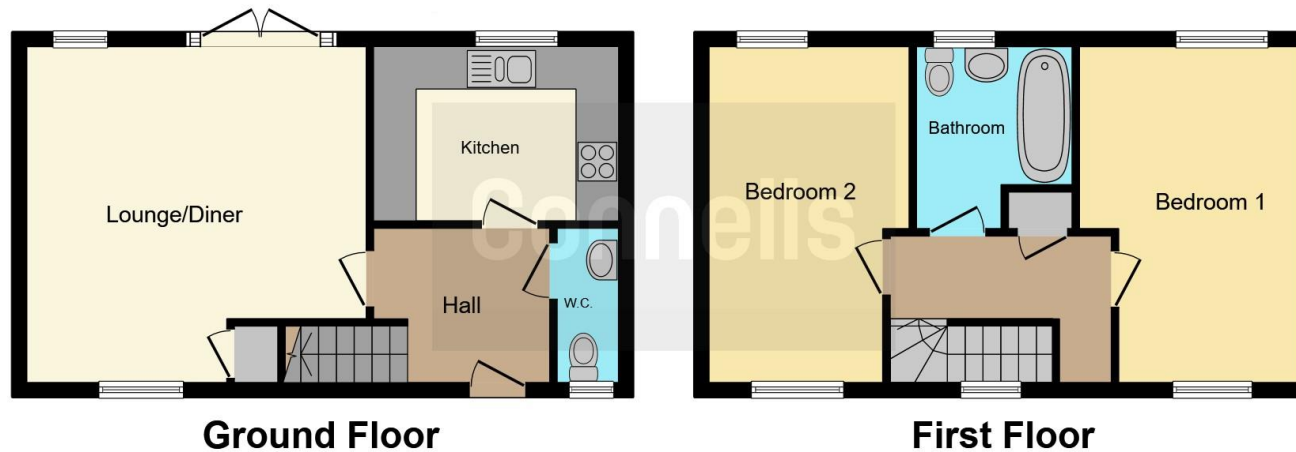












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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4 Bank Street  
 NEWTON ABBOT TQ12 2JW

**directions to this property:**  
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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: NAB312784 - 0002