



Connells

Hameldown Way
Newton Abbot

Hameldown Way
Newton Abbot TQ12 2DN

for sale guide price
£200,000



Property Description

This charming two-bedroom bungalow is ideally located in the heart of Newton Abbot, providing easy access to the town centre, local amenities, and excellent transport links via the nearby train station. The property offers comfortable living spaces, including a spacious lounge, a well-equipped kitchen, and a conservatory that provides additional versatile space.

The two bedrooms are well-proportioned, and the shower room ensures convenience. A key highlight of this home is the additional garage and two allocated parking spaces, a rare find in such a central location.

With no onward chain, this bungalow presents a fantastic opportunity for those looking to move quickly. Whether you're a first-time buyer, an investor, or looking to downsize, this property offers a blend of comfort and convenience in a desirable location.

Front Of The Property

Two allocated parking spaces and a garage. Gravel with mature shrubs and plants. Path leading to the main entrance. Side gate to rear garden.

Hallway

uPVC door into the hallway which leads into the lounge.

Lounge

12' 3" max x 11' 7" max (3.73m max x 3.53m max)

Double glazed window to the front of the property, feature fireplace and a wall mounted electric heater. Sliding patio door into conservatory/reception room.

Kitchen

7' 10" max x 9' 8" max (2.39m max x 2.95m max)

Double glazed window to the side of the property, wall and base units, one bowl stainless steel sink/drain, electric hob with extractor over, electric oven, plumbing for washing machine, space for fridge freezer.

Conservatory/Reception Room

10' max x 7' 7" max (3.05m max x 2.31m max)

Double glazed window to the hallway and a wall mounted electric heater.

Inner Hallway

Airing cupboard housing the water tank. uPVC door leading to the rear garden.

Bedroom One

11' 1" max x 8' 7" max (3.38m max x 2.62m max)

Double glazed window to the rear of the property and a wall mounted electric heater.

Bedroom Two

10' max x 7' 9" max (3.05m max x 2.36m max)

Double glazed window to the rear of the property and a wall mounted electric heater.

Shower Room

Obscure double glazed window to the side of the property, walk-in shower, WC, vanity wash hand basin, part tiled.

Rear Of The Property

Low maintenance rear garden with a decking area from the back door, gravel with concrete slab pathway around, storage shed, vegetable patch, outside tap and gate to the front of the property.









Total floor area 67.2 m² (723 sq.ft.) approx

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 Council Tax
 Band: B

Tenure: Freehold

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