



Connells

Gothic Road
Newton Abbot

Gothic Road Newton Abbot TQ12 1LD

for sale offers in excess of
£375,000



Property Description

A detached three bedroom family home with an ANNEX/STUDIO flat situated on the lower ground floor, located in the popular part of St Leonards, close to the town centre providing easy access for all local amenities.

The accommodation internally comprises entrance porch, lounge, kitchen/dining room, utility and cloakroom on the ground floor, and three bedrooms, family bathroom and separate WC on the first floor.

The lower ground floor can be accessed off the lounge, with a staircase leading down to an annex/studio flat with rear outside access and its own front porch/conservatory.

The property also benefits from off road parking to the front, a low maintenance garden to the rear and fully owned solar panels generating an income of approx £1000 per annum. There are also pleasant views over the surrounding area towards Highweek and beyond.

Located in the heart of Newton Abbot, the property is within walking distance to all local amenities including schools, shops, pubs, cafes and supermarket.

Front Of The Property

Driveway parking with on-street parking available, door into the kitchen/diner and entrance via the side porch.

Entrance Porch

uPVC door into the porch, double glazed window to the side and a further door which leads to the rear garden.

Entrance Hallway

Stairs to the first floor, consumer unit and a wall mounted radiator.

Kitchen/Diner

16' 4" max x 13' 7" max (4.98m max x 4.14m max)

Double glazed windows to the front and side of the property, wall and base units, one bowl stainless steel sink/drainage, gas hob with extractor over, integrated eye-level double oven, integrated fridge/freezer, space for dining table and two wall mounted radiators.

Lounge

14' 11" max x 13' 7" max (4.55m max x 4.14m max)

Double glazed window to the rear of the property, wall mounted radiator and door to the lower ground floor.

Utility Room

Wall and base units, one bowl stainless steel sink/drainage, plumbing for washing machine, space for tumble dryer and door leading to the cloakroom.

First Floor

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

Bedroom One

11' 7" max x 10' 3" max (3.53m max x 3.12m max)

Two double glazed windows to the front of the property, fitted wardrobes with sliding doors and a wall mounted radiator.

Bedroom Two

12' 3" max x 7' 2" max (3.73m max x 2.18m max)

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

Bedroom Three

12' 7" max x 6' max (3.84m max x 1.83m max)

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

Bathroom

Obscure double glazed window to the side of the property, bath, shower, vanity wash hand basin, and a wall mounted heated towel rail.

Separate Wc

Obscure double glazed window to the side and a WC with wash hand basin above.

Lower Ground Floor

Self-contained annexe to to one side, and ample storage space situated on the other side.

Open Plan Living Area

12' 3" max x 13' 2" max (3.73m max x 4.01m max)

Double glazed window to the rear, kitchenette area with wall and base units, one bowl stainless steel sink/drainers and space for white goods.

Shower Room

Shower cubicle, WC, wash hand basin.

Conservatory

Double glazing surrounding with a door to the rear garden.

Rear Of The Property

Enclosed rear garden which offers a low maintenance upkeep with an area of patio. Plant and shrub borders, shed and steps up to the porch and the front of the property.









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: C Council Tax
 Band: C

Tenure: Freehold

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