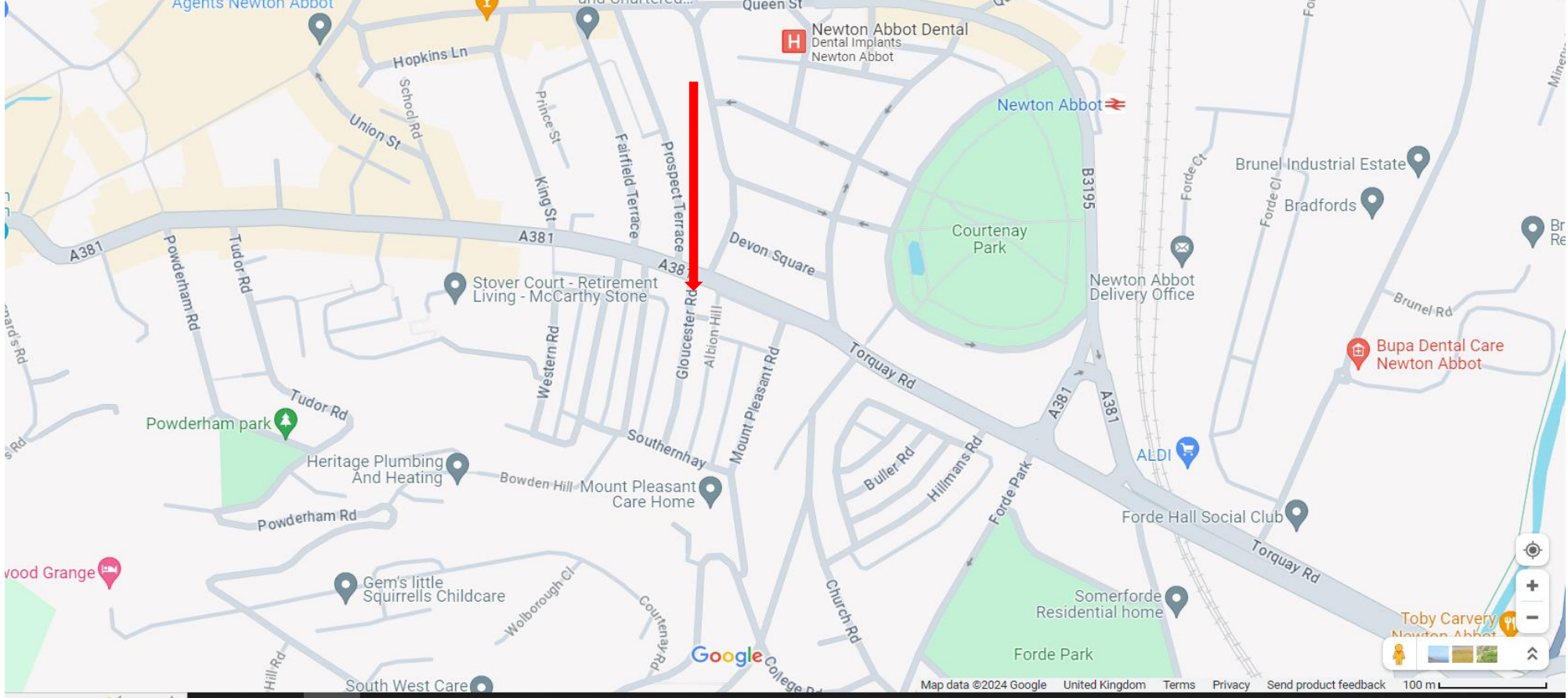




2 GLOUCESTER ROAD, NEWTON ABBOT, TQ12 1AZ

Pincombe's
estate agents



A SUBSTANTIAL TERRACED 5 BEDROOM HOUSE WITHIN WALKING DISTANCE OF THE TOWN CENTRE - IN NEED OF MODERNISATION

An end terraced Victorian house situated just a short walk into the town centre, offering spacious, adaptable accommodation with original features such as high ceilings and coving. The property would suit applicants looking for a project as it is in need of modernisation, but with the accommodation arranged over 3 floors and providing a living space of 1698 sq.ft (157.8 sq.m), the house offers potential for varied uses. **GROUND FLOOR:** Hallway, Lounge, Dining Room and Kitchen/Breakfast room **FIRST FLOOR:** 3 Bedrooms (one En-suite) and a Bathroom **SECOND FLOOR:** 2 Bedrooms (one En-suite). Outside, there is a level paved courtyard and decked area providing a low maintenance garden.

The house is within easy walking distance of the Sainsburys Local shop, with a larger range of shopping facilities situated in the main town centre which is about half a mile away. There is pleasant greenspace to be enjoyed at the nearby Courtenay Park with its sensory garden and play area, and Newton Abbot Leisure Centre with swimming pool, gym and squash courts is situated approximately one mile away. For travelling and commuting, Newton Abbot railway station is a few minutes away with regular services to Exeter, Manchester, London Paddington, and Glasgow and access to the A380 with road links to Exeter and the M5 is a under a mile from the property.

The Accommodation Comprises:
GROUND FLOOR

ENTRANCE PORCH Covered ceiling. Wooden door with obscure glazed panels into:

HALLWAY High ceilings with coving and ceiling rose. Staircase with wooden handrail and spindles rising to upper floor accommodation. Understairs storage cupboard housing the meters and fusebox. Radiator.

LOUNGE 15' 11" x 12' 11" (4.85m x 3.94m) UPVC double glazed bay window to front. Coved ceiling with ceiling rose. Fireplace with ornate decorative marble surround, tiled hearth and inset with fitted fire. T.V. aerial point. Radiator. Telephone point.

RECEPTION/DINING ROOM 12' 7" x 10' 2" (3.84m x 3.1m) UPVC double glazed window to rear. Ceiling rose. Decorative half panelling to walls. T.V. aerial point. Radiator.

KITCHEN/BREAKFAST ROOM 19' 11" x 7' 9" (6.07m x 2.36m) Range of worksurfaces with upstands and inset sink, drainer unit with mixer tap. Range of storage cupboards and drawers beneath, including corner display shelving. Matching range of eye-level units. Gas hob with stainless steel extractor hood above and oven under. Space for fridge/freezer. Plumbing and space for washing machine. Space for tumble dryer. Part tiled walls. Coved ceiling. Inset spotlights. Radiator. Space for table and chairs. 3 UPVC double glazed windows to side overlooking the garden. UPVC door to garden.



FIRST FLOOR

LANDING Hatch to roof space. Built-in cupboard housing the Ariston gas heater with slatted shelving.

BEDROOM 16'9" x 12'8" (5.10m x 3.86m) 2 UPVC double glazed windows overlooking the area. Coved ceiling. Picture rail. T.V. aerial point. Radiator. Door to:

EN-SUITE SHOWER ROOM Comprising a tiled cubicle with shower unit and glazed door- pedestal wash basin and low level W.C. Light and shaver point. Tiled walls. Inset

BEDROOM 12'5" x 10'4" (3.79m x 3.15m) UPVC double glazed window.

BEDROOM 11'9" x 5'1" (3.58m x 1.54m) UPVC double glazed window to side.

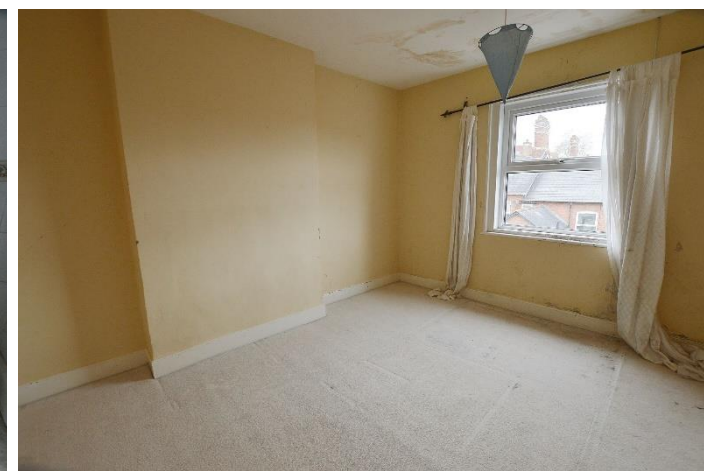
BATHROOM Suite comprising bath with shower attachment and glazed screen- pedestal wash basin and low level W.C. Tiled walls. Radiator. Obscure glazed window to

SECOND FLOOR

LANDING

BEDROOM 17'7" x 13'4" (5.36m x 4.07m) Double glazed window to front overlooking the surrounding area. Radiator. Door to:

EN-SUITE SHOWER ROOM Comprising a tiled cubicle with shower unit and glazed door- pedestal wash basin and low level W.C. Light and shaver point. Tiled walls. Inset spotlights.



BEDROOM 13' 1" x 10' 9" (3.99m x 3.28m) UPVC double glazed window to rear. Radiator.

OUTSIDE The property is approached via a wooden gate and pathway with a gravelled garden area to either side. The garden is accessed from the Kitchen/Breakfast room and is a level courtyard area with space for plants and sitting out. Lean to storage shed. Access to service lane.

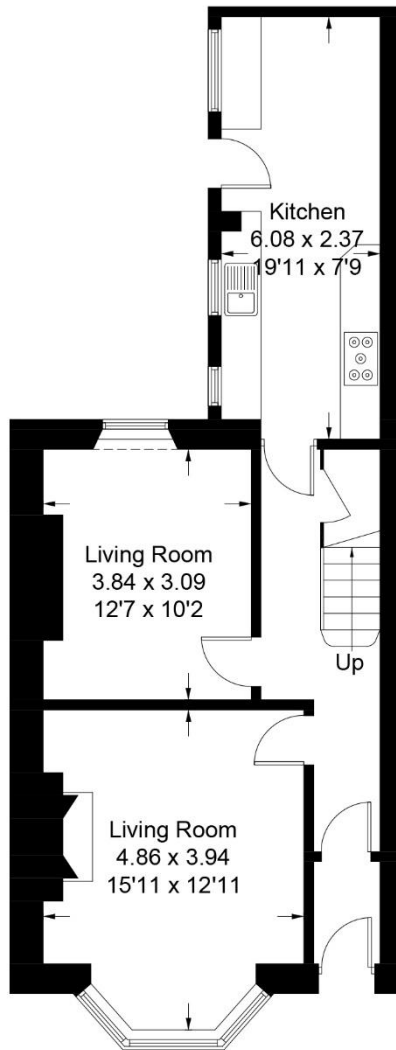
ADDITIONAL INFORMATION

TENURE – Freehold

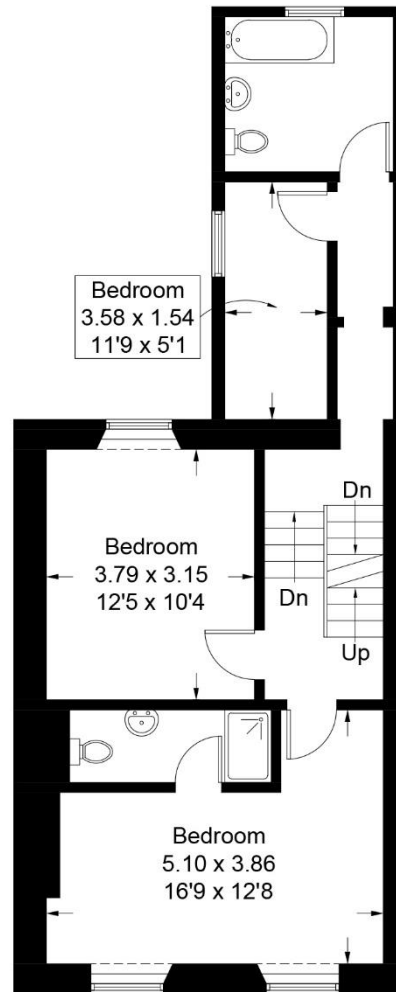
COUNCIL TAX - Band C (Teignbridge Council)



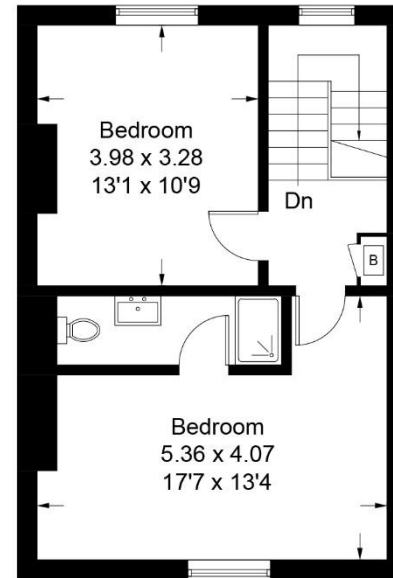
Approximate Gross Internal Area = 157.8 sq m / 1698 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID585127)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC