



6 Grenville Close, Newton Abbot - TQ12 4HR

£185,000 Freehold

Mid Terrace House • Porch • Entrance Hallway • Kitchen/diner • Utility • Two Double Bedrooms • Bathroom • Outside store • Front and rear gardens • Garage


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Newton Abbot TQ12 2JL



Welcome to this fantastic opportunity to purchase a two-bedroom mid-terraced property in need of modernisation, located in a sought-after neighbourhood.

Upon entering the property, you are welcomed by a porch leading to a hallway with stairs ascending to the first floor. The front aspect living room is bright and airy, offering a comfortable space for relaxation and entertainment.

The property boasts a good-sized kitchen fitted with wood effect wall and base units, providing ample storage space and workspace for culinary enthusiasts. Additionally, there is a utility room featuring a door to the rear garden and plumbing for a washing machine, catering to convenience and practicality.

The first floor accommodates two generously sized double bedrooms, one of which features fitted wardrobes, offering abundant storage solutions for residents. The well-appointed bathroom is complemented by a separate WC, enhancing privacy and functionality within the property.

Outside, the property features front and rear gardens providing a serene outdoor space for relaxation or potential landscaping ideas. A garage is also included, catering to residents in need of secure parking or additional storage space.

Ideally located in a desirable neighbourhood, this property presents an excellent opportunity for investors or those seeking a project to put their personal stamp on a home. With its potential for modernisation, this property offers the chance to create a bespoke living space tailored to individual tastes and preferences.

In summary, this two-bedroom mid-terraced property with a garage offers a blank canvas for updating and customisation, providing a rare opportunity to create a dream home in a prime location. Don't miss out on the chance to transform this property into a stunning residence that suits your lifestyle and needs. Schedule a viewing today to experience the potential this property holds.

Measurements

Lounge - 12'4 × 9'6 (3.76m x 2.91m)

Kitchen/Diner - 13'11 × 9'6 (4.25m x 2.90m)

Bedroom - 12'11 × 10'9 (3.93m x 3.28m)

Bedroom - 15'6 × 9'2 (4.73m x 2.80m)

Bathroom - 5'8 × 5'5 (1.74m x 1.65m)

WC - 5'8 × 2'11 (1.74m x 0.90m)



Useful Information

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

EPC Rating - C

Teignbridge Council Tax Band B (£1920 per year)

Mains Gas, Mains Electric, Mains Water and Mains Sewerage Supplied

The property is freehold



Garden

The sunny south facing rear garden is fully enclosed with stone walls, a tiered lawn and a path leading to the rear gate.

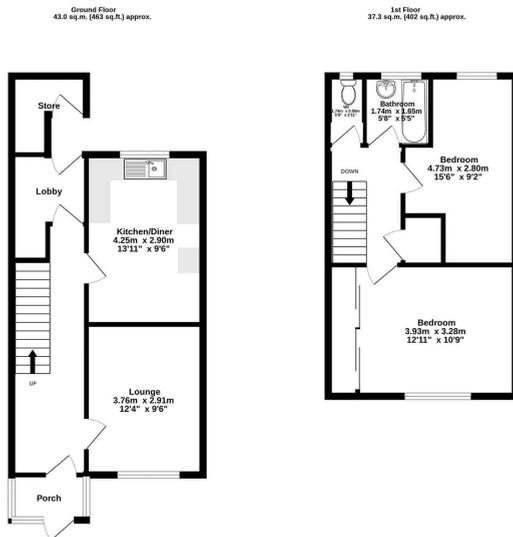
Front Garden

The front of the property is laid mostly to lawn and fully enclosed with timber fencing. A path leads to the front door

Garage

Single Garage

The garage is in a block to the rear of the property



TOTAL FLOOR AREA: 80.9 sq m (866 sq ft) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor area measurements, the measurements are given as an indication only and should not be relied upon for any legal or financial purposes. The actual measurements may vary slightly from those given. Measurements are taken to the internal face of the walls and do not include any protrusions or overhangs.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC