



9 Highweek Road, Newton Abbot

£190,000 Freehold

Great Location • Two Double Bedrooms • Open Plan Lounge/Diner • Modern Kitchen • South Facing Rear Courtyard • Large Family Bathroom • Walking Distance to Town Centre • High Ceilings

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the key to your home



In a sought after location within walking distance to Newton Abbot town, this charming two-bedroom terraced house effortlessly combines classical elegance with modern convenience. As you step inside, the property welcomes you with its high ceilings, creating an airy and spacious ambience that exudes warmth and comfort.

The open-plan lounge diner is a versatile space, perfect for both relaxing evenings and entertaining guests. The adjoining kitchen is a culinary haven, boasting stylish grey wall and base units that complement the contemporary aesthetic. Equipped with an array of built-in appliances including an integrated dishwasher, double oven, gas hob, and extractor fan, the kitchen caters to your every culinary need. Additionally, there is ample space and plumbing for a washing machine, ensuring practicality is matched with functionality.

Upstairs, the property offers two generously sized double bedrooms, providing an ideal retreat for rest and relaxation. The large bathroom is a luxurious sanctuary, featuring a striking free-standing roll-top bath and a modern double shower cubicle, offering a spa-like experience in the comfort of your own home.

Beyond the property's walls, its great location further enhances its appeal. Situated in a sought-after area, residents enjoy easy access to nearby amenities, market towns, and excellent transportation links, ensuring convenience is always at hand. Whether it's a leisurely stroll to local shops or a quick commute to the city, this property offers a lifestyle of unparalleled ease and connectivity.

Impeccably presented throughout, this home radiates a sense of timeless elegance combined with contemporary flair. Its seamless blend of traditional charm and modern comfort creates a unique living experience that is as inviting as it is stylish.

In summary, this beautifully presented 2-bedroom terraced house presents a rare opportunity to own a home that effortlessly combines classic features with modern amenities. With its great location, high-quality finishes, and thoughtful design, this property is a unique gem waiting to be discovered. Arrange a viewing today and take the first step towards making this exceptional property your new home.

MEASUREMENTS

Lounge - 12'6" x 10'3" (3.82m x 3.13m)

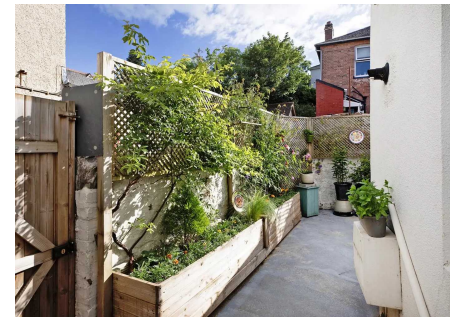
Dining Room - 16'0" x 12'5" (4.87m x 3.78m)

Kitchen - 12'0" x 7'4" (3.67m x 2.23m)

Bedroom - 16'0" x 11'4" (4.87m x 3.45m)

Bedroom - 11'4" x 9'10" (3.46m x 3.00m)

Bathroom - 12'1" x 7'4" (3.68m x 2.23m)



USEFUL INFORMATION

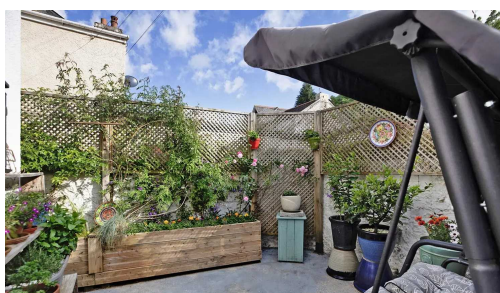
Teignbridge Council Tax Band - B
(£1920 per year)

EPC Rating - D

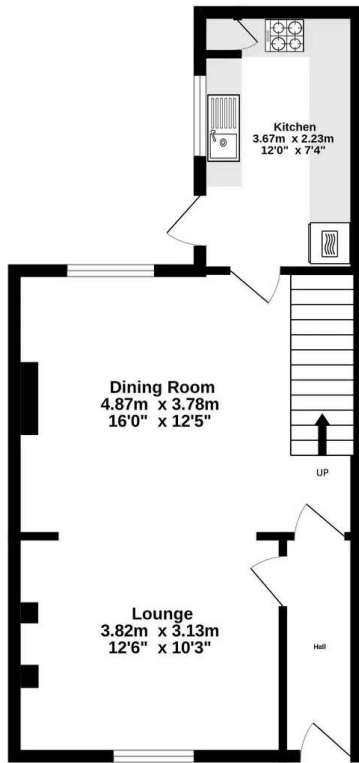
Broadband Speed - Ultrafast 1000
Mbps (According to OFCOM)

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

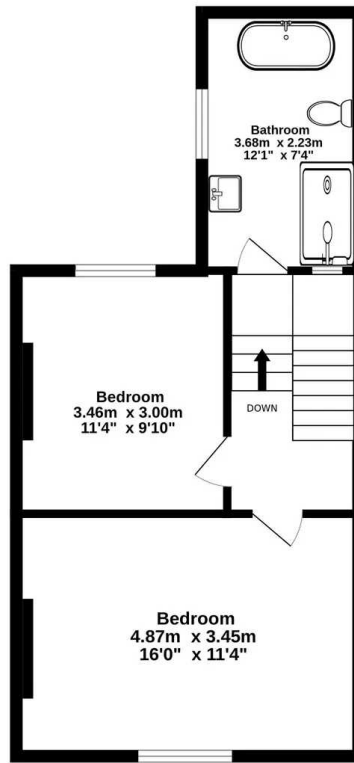
The property is freehold.



Ground Floor
41.5 sq.m. (446 sq.ft.) approx.



1st Floor
41.4 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA : 82.9 sq.m. (892 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	56
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	