



26 Wain Lane
Newton Abbot, TQ12 2SA



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Guide Price of £310,000

A three bedroom semi-detached red brick house conveniently located within walking distance of the market town of Newton Abbot. The property has recently been refurbished and has off road parking and outside courtyard and gardens to the front and rear.

- Three Bedrooms
- Downstairs WC
- Bathroom & Separate WC
- Within walking distance of Newton Abbot
- Off Road Parking
- Recently Refurbished
- Courtyard & Garden Outside Spaces

Situation

26 Wain Lane is conveniently located within walking distance of the town centre of Newton Abbot offering a variation of shops, banks, café/tearooms, pubs, a supermarket, restaurants and a main line railway station linking to London Paddington. The property is also very close to Coombeshead Academy and the leisure centre. 9 miles south of 26 Wain Lane is the medieval town of Totnes which provides a range of amenities. The Devon Expressway is less than 4 miles providing access to Plymouth to the south and Exeter to the north.

Description

26 Wain Lane is constructed of red brick, was built in the 1800's and has recently been refurbished throughout. To the side of the property is an access gate which provides off road parking for at least one vehicle and private front and rear outside spaces.

Accommodation

From under covered outside hallway the front entrance door leads into an **entrance hall** with a storage cupboard under the stairs. The hall leads into the **sitting room** with a characterful fire place. The hallway also leads into the **dining room** which offers access to the rear garden and into the newly refurbished **kitchen**, downstairs **WC**.

The staircase leads to the first floor which comprises of three good sized **bedrooms**, separate **bathroom**, and **WC** with character features throughout.

Gardens and Outside

The property has its own off road parking area which is located along the side of the house off Wain Lane. There are front and rear garden and courtyard outside spaces.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	77 C
39-54	E		
21-38	F		
1-20	G		



Services:

The property is supplied by mains electricity, mains gas, mains water and mains drainage.

Local Council & Planning Authority:

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX.

Council Tax:

Council tax band C rate 2023/2024 is £2,074.18 per annum.

Energy Performance Certificate

Energy Performance Rating D (55)

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

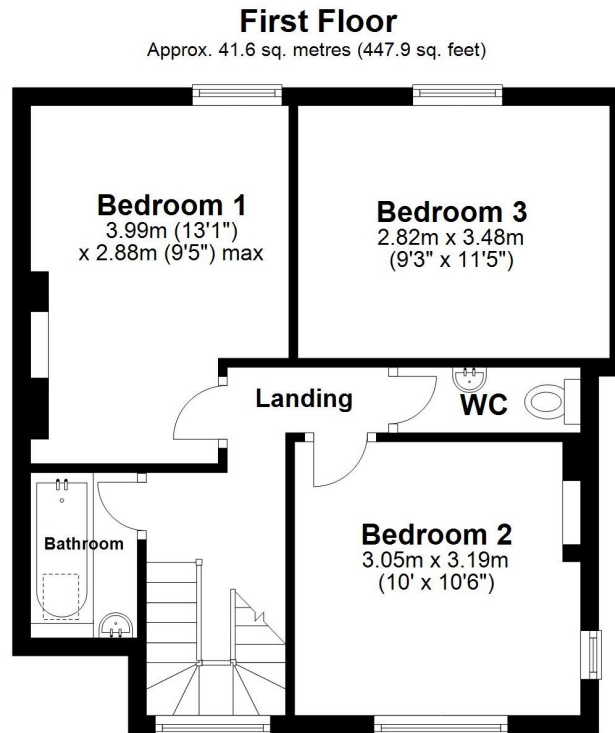
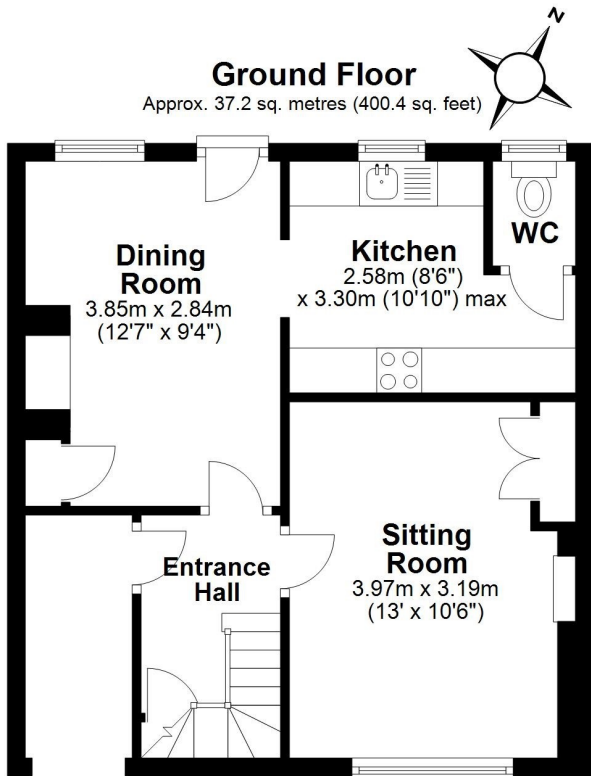
Directions:

From the Ashburton Road heading in to Newton Abbot go through the traffic lights passing Coombeshead Academy on your left at the next roundabout take the first exit onto Exeter Road, then take the first left onto Wain Lane and the entrance gate for 26 Wain Lane will be on your left.

What3Words:

///prone.pound.frames





Total area: approx. 78.8 sq. metres (848.3 sq. feet)



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

13 Market Street, Newton Abbot, Devon, TQ12 2RL

Tel: 01626 353881

E-mail: newtonabbot@rendells.co.uk www.rendells.co.uk

