



The Old Bakery

102B Queen Street, Newton Abbot TQ12 2EU

RENDELLS

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102B Queen Street, Newton Abbot TQ12 2EU Guide Price £135,000

A well-presented one-bedroom detached house with additional basement room suitable as a home office or similar, very centrally located within the town of Newton Abbot making it ideal for first-time buyers or as a buy-to-let option.

Situation:

Centrally located just off Queen Street, centrally located within the market town of Newton Abbot.

Description

A well-presented one-bedroom detached house with additional basement room suitable as a home office or similar, very centrally located within the town of Newton Abbot making it ideal for first-time buyers or as a buy-to-let option.

Accommodation:

Kitchen/Living Room:

An open plan kitchen/living area with breakfast bar. Modern kitchen units with built in microwave and electric oven and hob. Space for dishwasher and washing machine. Three windows to the front of the property and plenty of space for a large sofa and television.

Bedroom:

Spacious double bedroom with some recessed shelving. Window to the front of the property and radiator.

Family Bathroom:

Small shower room with shower, loo and basin.

Basement:

Separate access to a very handy additional room, fully carpeted with a small WC, separate sink unit, heating and window. Ideal as a home office or similar.



Services:

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

Local and Planning Authority:

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

Council Tax:

Council tax band A rate 2023/2024 £1555.63 per annum.

Energy Performance Certificate

Energy performance rating E (49)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Tenure:

The property is freehold with vacant possession.

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

What3Words: ///bubble.limes.goals

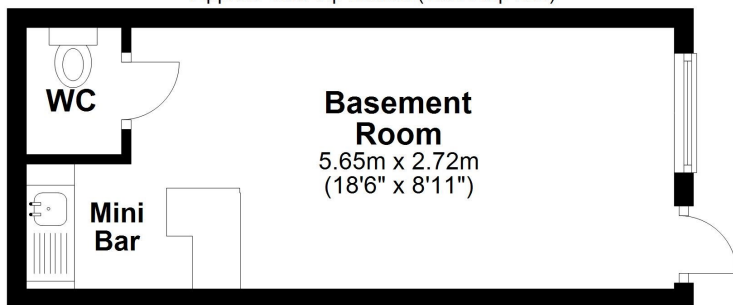
Directions:

Heading towards the town centre from Newton Abbot Train Station, you will find the property just off Queen Street on Oak Place just before the War Memorial.



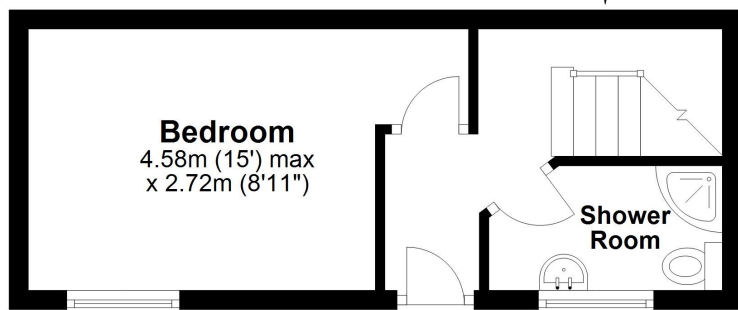
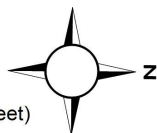
Basement

Approx. 18.3 sq. metres (197.4 sq. feet)



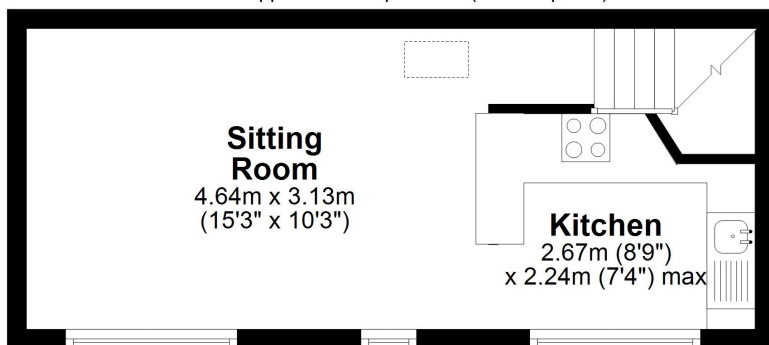
Ground Floor

Approx. 19.6 sq. metres (211.4 sq. feet)



First Floor

Approx. 23.7 sq. metres (255.4 sq. feet)



Total area: approx. 61.7 sq. metres (664.1 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.