



# Wolborough Street

Newton Abbot TQ12 1LG

RENDELLS



# 69 Wolborough Street

Newton Abbot, TQ12 1LG

Guide Price £170,000

**A spacious Grade II listed 4 bedroom terraced house situated within the centre of Newton Abbot. The accommodation is divided over three floors and will require up-dating. There is also a large garden to the rear.**

## **Accommodation:**

### **Entrance Porch**

A solid wood front door leads into entrance porch with gas and electric meters. A further door leading into the reception room.

### **Living / Dining Room**

The dining area looks out to the front of the property with a sash window. There is a cast iron fireplace tiled surround and a built in storage cupboard. The living area has a door opening to the rear garden along with a glazed window, radiator and staircase leading to the first floor.

### **Kitchen**

The kitchen comprises of a one and half bowl sink unit with base units, space for appliances and a dual aspect to the rear along with door leading into the rear garden.

### **First Floor**

Two doors leading through to two bedrooms.

### **Bedroom One**

Aspect to the front with a sash window and a cast iron fireplace with wooden mantle.

### **Bedroom Two**

Aspect to the rear cast iron fireplace wooden mantel recess area with a hot water cylinder and hanging rail.

### **Bathroom**

Comprising of a panelled bath, low level WC and a pedestal wash hand basin. There is also an aspect to the rear.

### **Second Floor**

Doors leading to bedroom three and four and the bathroom. A further staircase leads to a loft room.

### **Bedroom Three**

Aspect to the front with sash windows and secondary double glazing.

### **Bedroom Four**

Aspect to the rear.

## **Outside:**

The property is accessed via a no through road which leading on to bridal way. To the front of the property there is a gate leading to the front door along with vehicle gated access leading into the garden. The large garden is mainly laid lawn and enclosed with mature trees and hedging. At the far end of the garden there is also a timber summer house/shed which will require refurbishment





**Loft area**

Glazed window to the side, light and power.

**Gardens and Outside**

To the rear of the property there is a courtyard area with steps leading up to a large rear garden.

**Services:**

The property is supplied by mains electricity, mains water, and mains Drainage.

**Local and Planning Authority:**

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

**Council Tax:**

Council tax band: B

**Energy Performance Certificate:**

Energy performance rating: E

**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 outgoings, 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

**What3Words:** works. Skinny.jams

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		





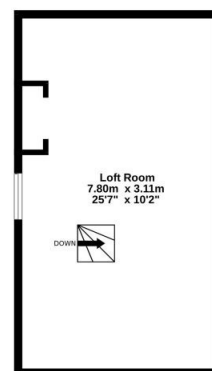
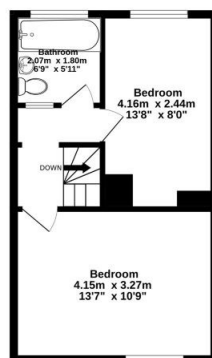
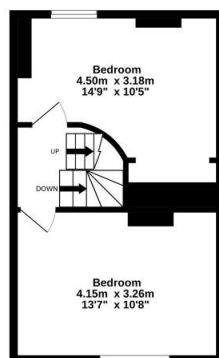
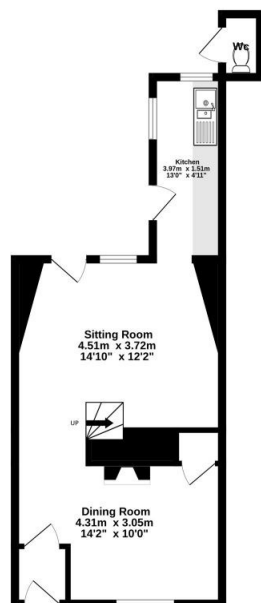
## FLOOR PLAN

Ground Floor  
38.2 sq.m. (411 sq.ft.) approx.

1st Floor  
32.1 sq.m. (345 sq.ft.) approx.

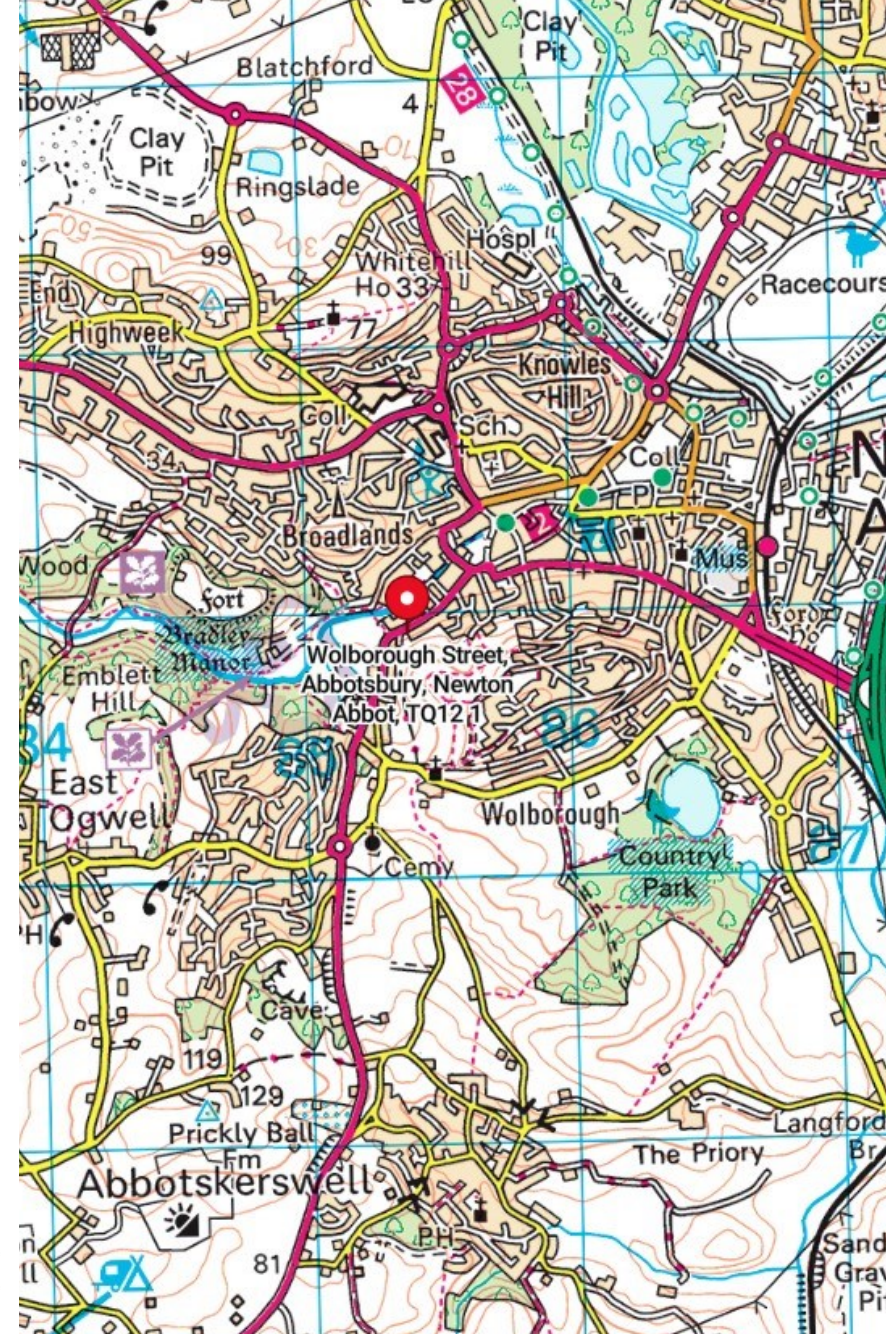
2nd Floor  
32.2 sq.m. (346 sq.ft.) approx.

3rd Floor  
34.1 sq.m. (367 sq.ft.) approx.



**TOTAL FLOOR AREA : 136.5 sq.m. (1470 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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- 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.
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- 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.