



30 Howards Way

Newton Abbot TQ12 4HU

RENDELLS

30 Howards Way

Newton Abbot, TQ12 4HU

Guide Price £175,000

Situation

A 2 bedroom semi detached house situated on the outskirts of the town centre and offering easy access to Torquay and the A380. The property benefits from a conservatory, double glazing, gas fired central heating, enclosed garden and off road parking for two vehicles. The property is will require some updating and is offered with no onward chain

Entrance Porch UPVc double glazed front door leading to entrance hall.

Kitchen

Door leading into fitted kitchen with base and wall mounted units free standing electric oven. Single bowl sink with drainer, wall mounted Wooster gas fired boiler. Radiator, under stairs storage area.

Living room/Conservatory

Door leading into living room radiator sliding double glazed door leading into conservatory. UPVc double glazed window to the side and rear door opening to the rear garden, radiator.

First Floor

Bedroom One

Aspect to the rear with Velux skylight window and UPVc window radiator

Bedroom Two

Aspect to the front with UPVc window built in storage cupboard with shelving.

Bathroom

Suit comprising of panned bath, wall mounted electric shower, pedestal wash hand basin, low level WC. Radiator part tiled walls. Aspect to the side with UPVc double glazed window.

Outside

To the rear of the property there is an enclosed garden. With patio area and further gravelled area there's also a glass green house and gated access to the side.
To the front of the property there are steps leading up to the front door and further outside storage cupboard. There is also private parking for 2 vehicles adjacent to the property.



Services:

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

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: C

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.

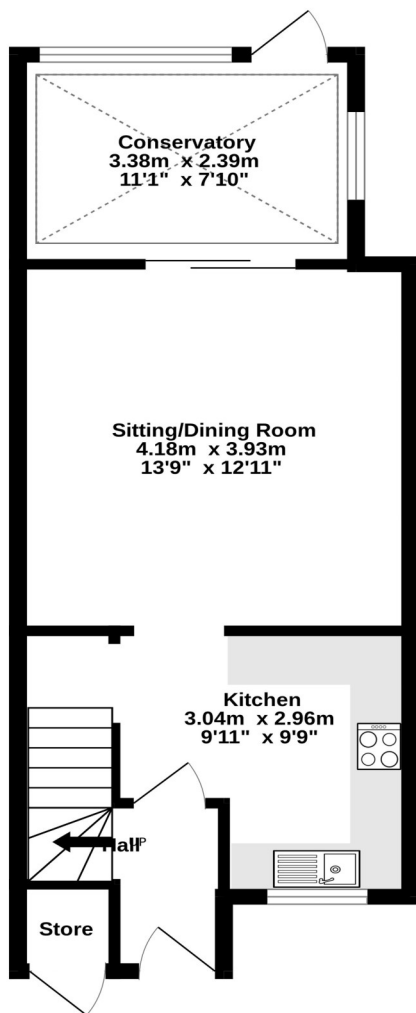
Viewings

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

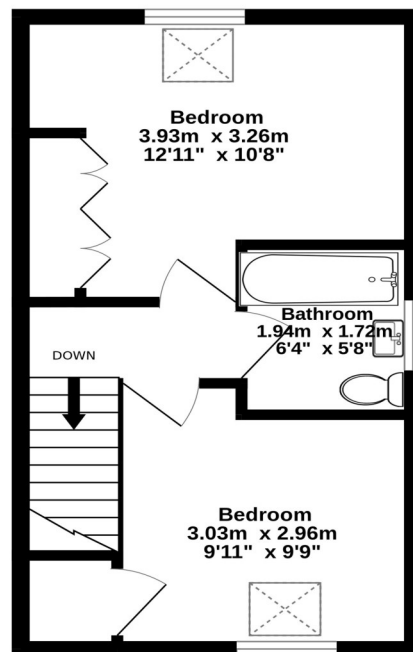


Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



1st Floor
28.4 sq.m. (305 sq.ft.) approx.



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.