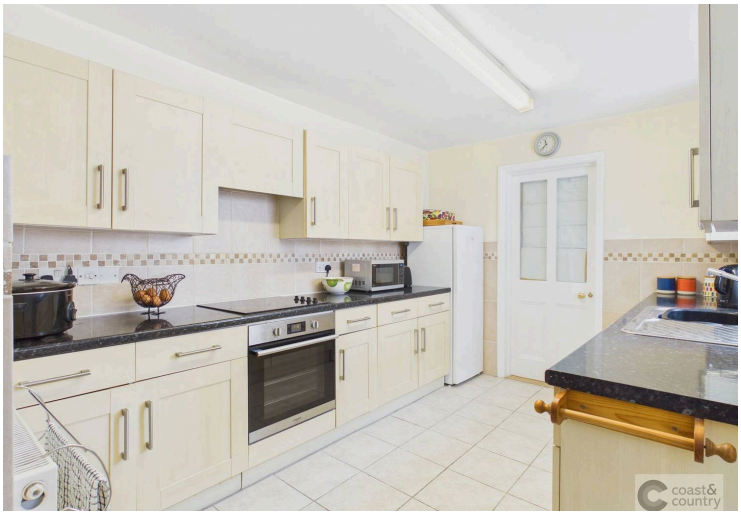
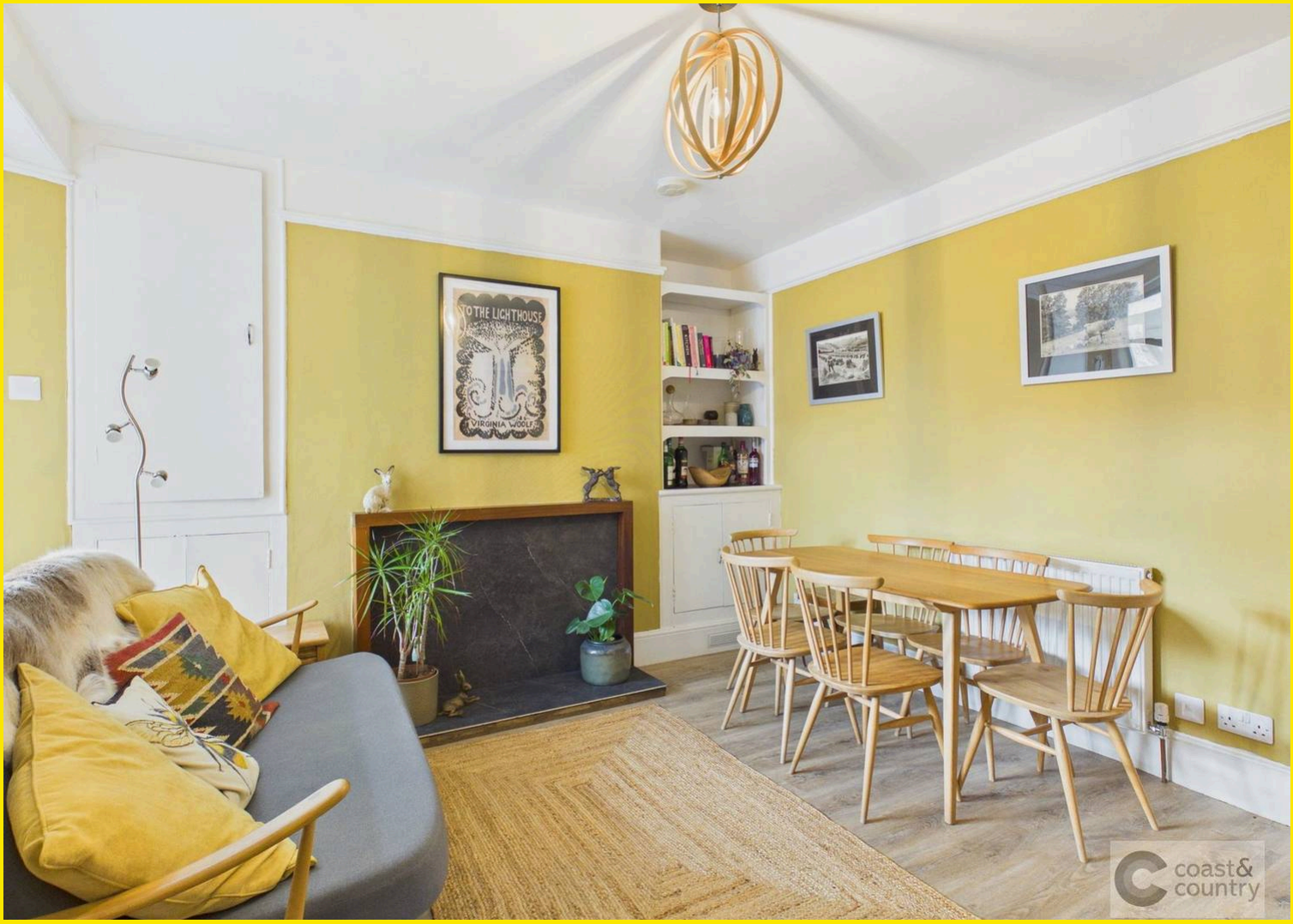


60 The Avenue, Newton Abbot

Guide £245,000 Freehold

Video Walk-Through Available • Victorian Mid-Terraced House • 4 Bedrooms • Lounge With Marble Fireplace • Separate Dining Room • Light & Airy Kitchen • Bathroom & Shower Room • Courtyard Garden • Carport Parking • Close to Town Centre • EPC Currently D62


TO THE LIGHTHOUSE
VIRGINIA WOOLF
coast& country

coast& country

coast& country

coast& country

coast& country

The Avenue is a tree lined road situated in a level and central location within the popular market town of Newton Abbot which offers an extensive range of shopping and leisure facilities. Osborne Park and The Town Quay are within a short walk. Newton Abbot has a mainline railway station and there is good access to Exeter and Torquay via the A380. The coastal resort of Teignmouth and Dartmoor National Park are within a 20-minute drive.

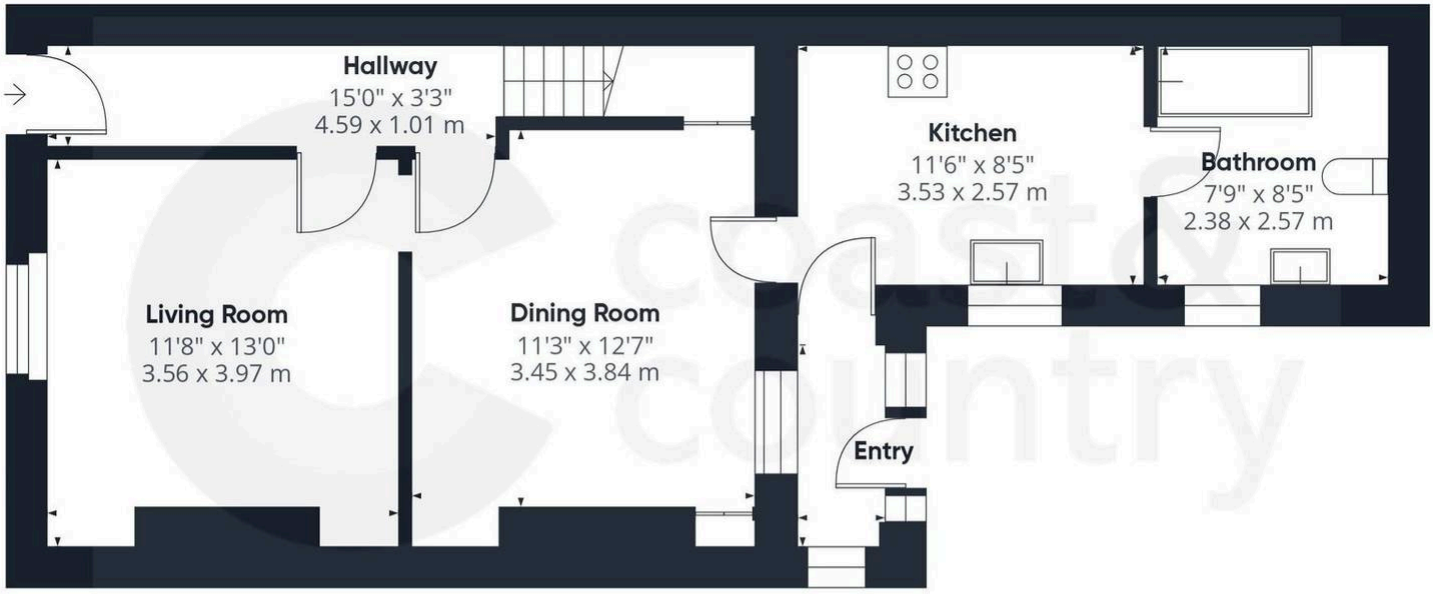
A hard wood entrance door with glazed light over leads to the entrance hallway with wood panelling to dado level. Stairs lead to the first floor and there is a door to the lounge with uPVC double-glazed window to front, feature marble fireplace, picture rail, coving and opening to the dining room, double-glazed window to rear, cupboard housing wall mounted gas boiler, recessed shelving, further cupboards, understairs storage cupboard and a part-glazed door leads to the kitchen. The kitchen is extensively fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in oven and hob, space for dishwasher and fridge/freezer, uPVC double-glazed window to side and part-obscure glazed door to the rear porch which has a cupboard, window to side and uPVC part double-glazed door to outside. There is also a bathroom with white suite comprising panelled bath with shower over, screen and tiling to surround, low-level WC, pedestal wash basin, heated towel rail, cupboard housing washing machine, tiled walls and flooring and a uPVC obscure double-glazed window.

Upstairs on the first floor, the landing has a storage cupboard and access to loft. Bedrooms one and two both have uPVC double-glazed windows to front, bedroom three has a uPVC double-glazed window to rear and bedroom four has a uPVC double-glazed window to side. The shower room has a shower cubicle, low-level WC, pedestal wash basin, heated towel rail and uPVC double-glazed window.

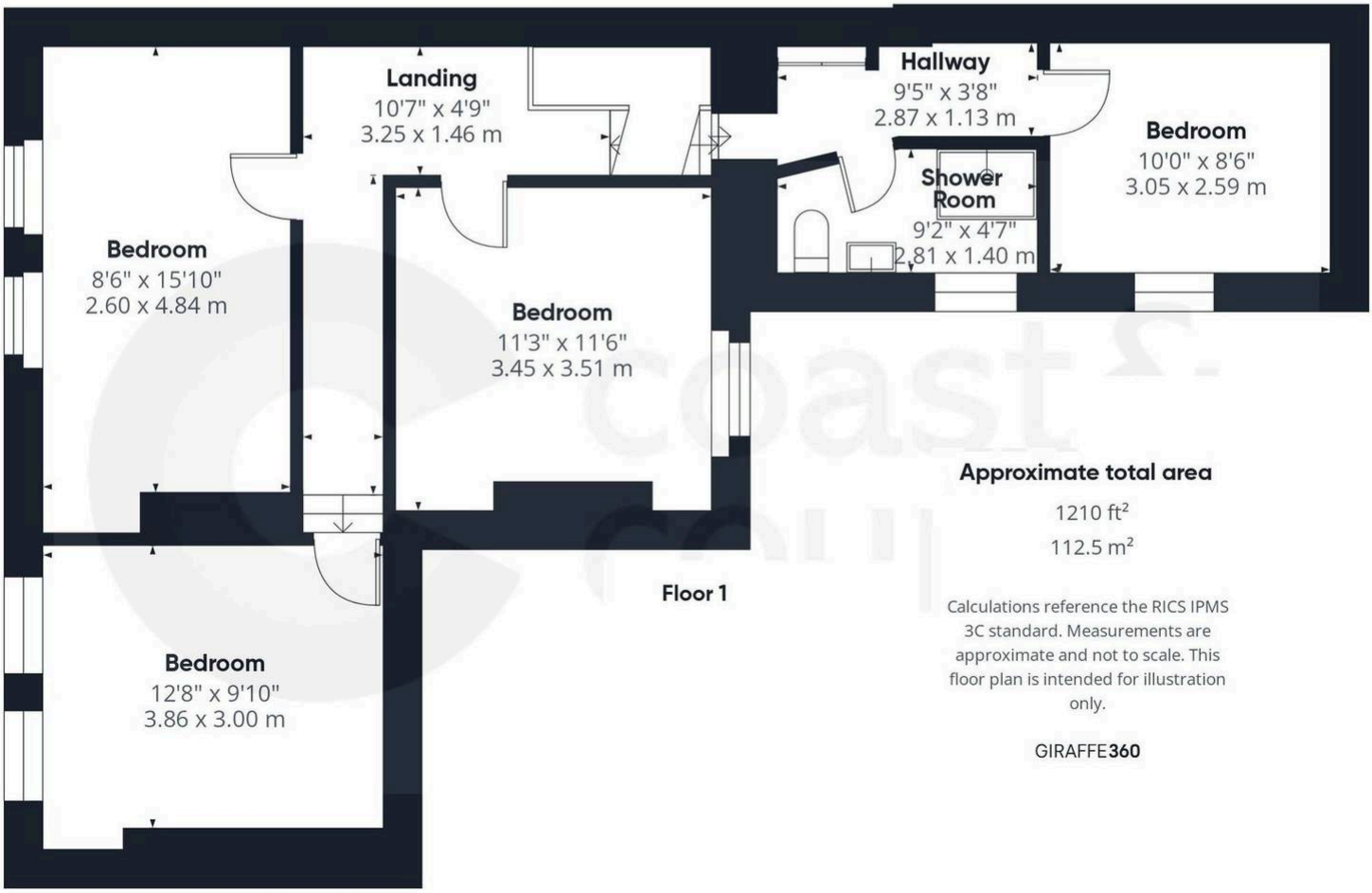
Gardens
Outside to the front there is a gate and brick paved path to front door along with a paved patio. The rear courtyard garden is enclosed with raised flowerbeds and an outside store.

Parking
At the rear of the property there is a good-sized covered carport.

Agent's notes
Council Tax: Currently Band C
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.
The section of the property situated over the double front gate is on a flying freehold.
No. 60 has a right of access both vehicular and pedestrian through the double front gate leading to the carport.



Ground Floor



Floor 1

Approximate total area

1210 ft²

112.5 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers.To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.