





7 Haccombe Path, Newton Abbot

OIEO £210,000 Freehold

Virtual Walk-Through Available • Mature End Terrace House • No Upward Chain • 2 Bedrooms • Modern Kitchen & Bathroom • Gas Central Heating & Double Glazing • Lovely Enclosed Rear Garden • Driveway Parking To The Side. • Sought After Location Close To Local Store & Bus Route • Potential To Extend STP















This appealing two-bedroom end terraced house presents an excellent opportunity for those seeking a comfortable and well-maintained home in a desirable residential area. The property benefits from a mature setting and offers a blend of traditional character with modern enhancements, including gas central heating and double glazing throughout. With a thoughtfully modernised kitchen and bathroom, this home is ready to move into, making it ideal for first time buyers, downsizers, or investors. A virtual walk-through is available for prospective purchasers to appreciate the inviting interior and practical layout.

Situated in a sought-after location, the property enjoys convenient access to a range of local amenities. A well-regarded local store is just a short distance away, catering for daily essentials, while excellent public transport links are provided by a nearby bus route, offering straightforward connections to surrounding areas. The neighbourhood is known for its friendly community atmosphere and provides easy access to schools, parks, and further shopping facilities, making it a popular choice for a variety of buyers.

Accommodation

On the ground floor, the welcoming entrance hall leads to a bright and spacious living room, which provides a comfortable space for relaxation and entertaining. The modern kitchen is fitted with a range of contemporary units and integrated appliances, offering ample preparation and storage space, and there is room for a breakfast table. The ground floor accommodation is designed for both convenience and practicality, with well-proportioned rooms and tasteful décor throughout.

Upstairs, the first floor comprises two well sized bedrooms, each with good natural light and space for freestanding furniture. The principal bedroom is positioned to the front of the property and offers a peaceful retreat, while the second bedroom overlooks the rear aspect. A stylish modern bathroom completes the first floor, featuring a white suite with quality fittings and a shower over the bath. The layout is flexible and there is potential to extend the property, subject to the necessary planning permissions (STP), allowing buyers to further tailor the accommodation to their needs.

Garden

The property has a lovely garden, mainly to the rear and side with paved terrace, level lawn and various inset and raised planters and two wooden sheds. The garden is enclosed by a mixture of natural green boundaries and fencing.

Parking

Parking is provided by a driveway to the side of the house, offering off road parking for multiple vehicles and convenient access to the property.

Agent's Notes

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

EPC Energy Efficiency Rating: C



Disclaimer: Any information provided is purely a guide and is noncontractual. 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 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. 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. To ensure compliance with HMRC's Anti Money Laundering and Source of Funds regulation, we use Smart Compliance. Purchasers and those providing funds towards a purchase are required to complete this compliance process, for which there is a £75.00 charge.