



***Our View “An ideal investment or first-time purchase”***

A well-presented two-bedroom property which features a spacious living/dining room, recently fitted kitchen, two bedrooms, and a bathroom. The property also benefits from enclosed gardens with off-road parking, located in a convenient position in the centre of Newton Abbot.

Accommodation begins with an entrance porch and hallway, which provides access to the spacious living/dining room. This room features a double-glazed window overlooking the rear garden, along with double doors opening onto the garden, storage space beneath the staircase, and stairs rising to the first floor. An opening leads to the modern fitted kitchen, which has been recently installed and features a range of matching wall and base units with stainless steel mixer tap, sink and drainer, and space for appliances including a cooker,

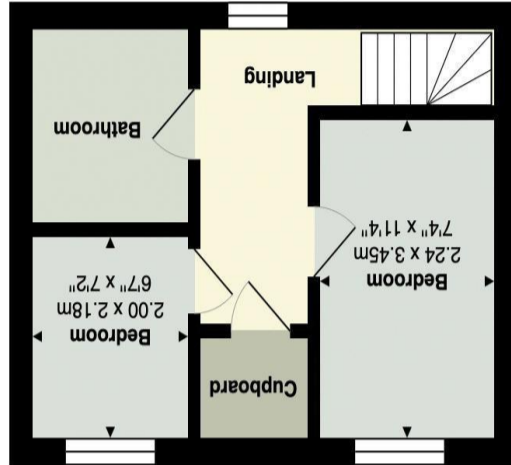
fridge freezer, and washing machine. There is also a tiled splashback and a double-glazed window to the front. Stairs rise to the first floor where, from the landing, there is access to two bedrooms, both of which feature double-glazed windows. One of the bedrooms includes a storage cupboard housing the boiler. On this level, there is also a bathroom suite comprising a low-level flush WC, pedestal wash hand basin, and panel bath, with an obscure double-glazed window to the front. On the landing, separating the bedrooms, is a useful storage cupboard with a radiator, creating an airing cupboard, along with a hatch providing access to the loft space. Externally, the property benefits from enclosed rear gardens with patio, decking, and stone chippings, providing a low-maintenance space. There is also a wooden storage shed and gated rear access leading to off-road parking.

- Well presented property
- Living / Dining room
- Recently fitted kitchen
- Two bedrooms
- Bathroom
- Enclosed gardens
- Off road parking
- convenient location
- No onward chain





First Floor  
Approx. Floor Area: 26.3 m<sup>2</sup> ... 283 ft<sup>2</sup>



Ground Floor  
Approx. Floor Area: 27.3 m<sup>2</sup> ... 294 ft<sup>2</sup>

