



Connells

Alexandra Terrace  
Newton Abbot



## Property Description

Situated in a convenient location close to the heart of Newton Abbot, this attractive two bedroom semi-detached home offers generous living accommodation, a versatile layout and the added benefit of a garage and outside space.

The ground floor comprises a welcoming lounge with plenty of natural light, creating an ideal space to relax. A separate dining room provides the perfect setting for family meals or entertaining guests and leads through to the fitted kitchen, which offers a practical range of storage and worktop space. A convenient ground floor WC completes the accommodation, while the adjoining terrace provides an ideal spot for outdoor dining or enjoying the warmer months.

Upstairs, the property features two well-proportioned double bedrooms. The dressing room offers excellent storage and flexibility. A modern shower room serves both bedrooms.

Externally, the property enjoys the rare advantage of a garage, providing secure parking, storage or workshop space, in addition to on-street parking available nearby. The outside space offers a wonderful space to socialise or relax on a summers evening.

Offering spacious accommodation throughout, this home would make an excellent first-time purchase, investment property or downsizing opportunity. Newton Abbot town centre, local shops, schools, parks and mainline railway station are all within easy reach, providing excellent connections throughout Devon and beyond.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Front Of The Property

On-street parking available. Door into the entrance of the property.

## Entrance Hallway

Stairs to the first floor.

## Lounge

10' 11" x 10' 8" ( 3.33m x 3.25m )

Double glazed window to the front of the property, built in storage and a wall mounted radiator. Archway to the dining room.

## Dining Room

11' 6" x 11' 2" ( 3.51m x 3.40m )

Double glazed window to the rear of the property, built-in storage and a wall mounted radiator.

## Kitchen

12' x 8' 3" ( 3.66m x 2.51m )

Double glazed window to the rear and side of the property, wall and base units, one bowl stainless steel sink/drainer, freestanding cooker, plumbing for washing machine, space for fridge freezer and a wall mounted radiator.

## Cloakroom

Obscure double glazed window to the rear of the property, WC, wash hand basin and a wall mounted radiator.

## First Floor

Split level landing, storage cupboard and loft hatch.

## Bedroom One

14' 4" x 10' 8" ( 4.37m x 3.25m )

Double glazed window to the front of the property and a wall mounted radiator.

## Bedroom Two

11' 11" x 8' 4" ( 3.63m x 2.54m )

Double glazed window to the rear of the property and a wall mounted radiator.

## Dressing Room/Bedroom 3

8' 6" x 4' 1" ( 2.59m x 1.24m )

Wall mounted radiator and door to the shower room.

## Shower Room

Obscure double glazed window to the rear of the property, corner shower cubicle, WC, wash hand basin, part tiled.

## Rear Of The Property

Decked terrace/balcony from the kitchen with steps down to the main garden area with lawn, patio and shrubs. Door to the garage.

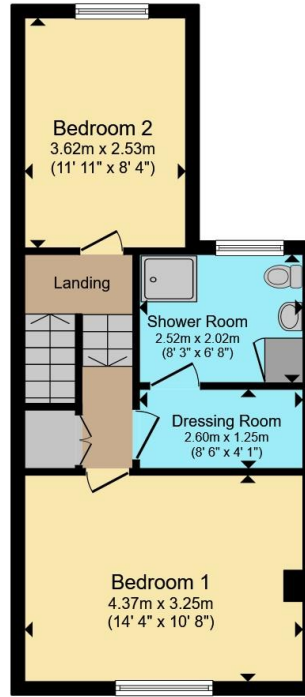
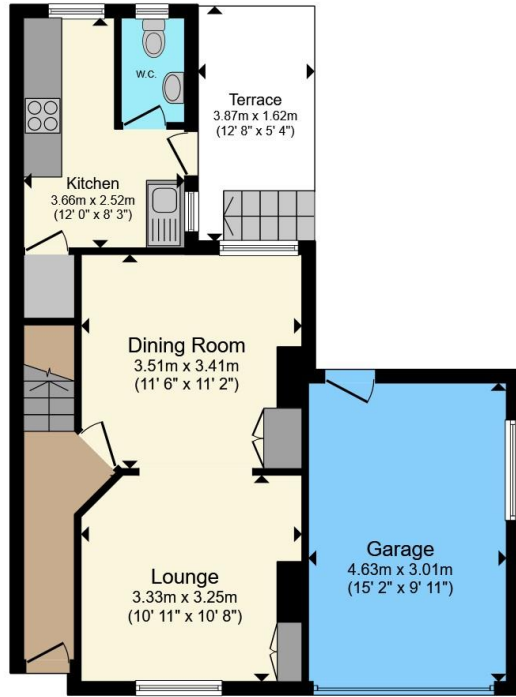
## Garage

Up and over door with double glazed window to the side and door to the rear garden.

## Agents Note

The vendor previously obtained Planning Permission for a two storey extension, this has now lapsed.





**Ground Floor**

**First Floor**

Total floor area 92.3 m<sup>2</sup> (994 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: Council Tax  
 Awaited Band: B

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Tenure: Freehold



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