





72 Belgrave Road, Newton Abbot

Guide £220,000 Freehold

Virtual Walk-Through Available • Modern End Terrace House • 3 Bedrooms • Spacious Lounge/Dining room • Newly Fitted Kitchen • Bathroom & Separate WC • Gas Central Heating & Double Glazing • Front & Rear Gardens • Popular Location • No Chain & Viewing Recommended















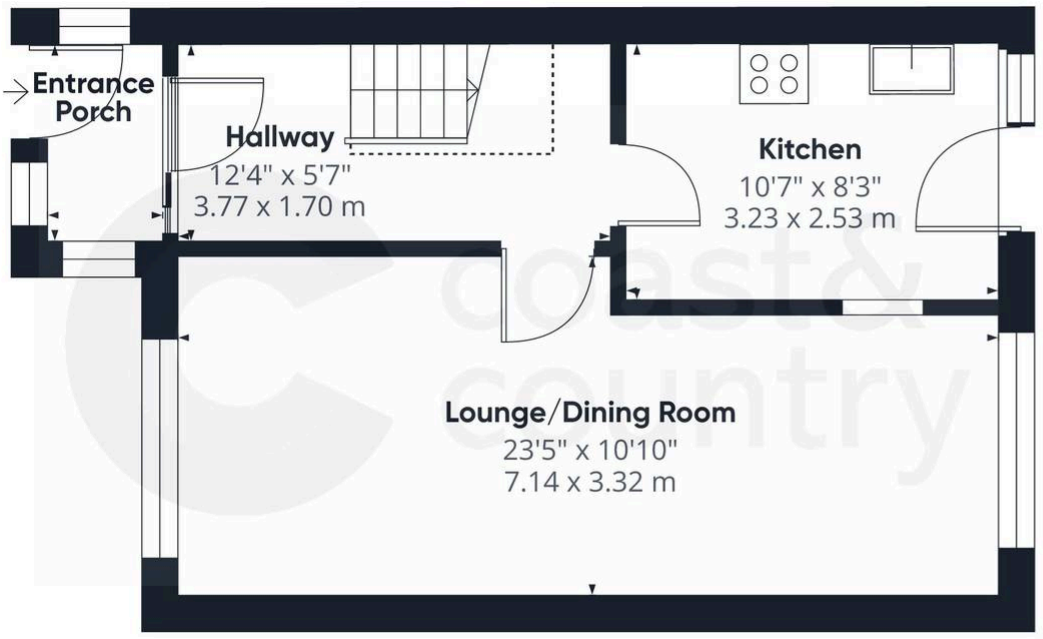
This modern three-bedroom end of terrace house presents an excellent opportunity for those seeking a stylish and comfortable home in a convenient setting. With its inviting atmosphere and well-planned layout, this attractive home provides spacious and versatile living accommodation, ideal for families or professionals alike. The property is ready for immediate occupation and warrants early viewing to fully appreciate all it has to offer. A virtual walk-through tour is also available for added convenience.
Belgrave Road is located in popular Milber which is situated on the edge of Newton Abbot, approximately 1 mile from the town centre with easy access to the mainline railway station and the A380 linking Exeter and Torbay. Newton Abbot has a wide range of amenities including well regarded schools, a variety of shops, supermarkets and cinema. Local amenities to Belgrave Road include a convenience store, primary school and Milber woods.

Accommodation
The house showcases a generous lounge and dining area, perfect for both relaxing and entertaining, while the newly fitted kitchen offers a contemporary space equipped to meet the demands of modern living.

Three well-proportioned bedrooms provide ample room for family members or guests, and the bathroom is complemented by a separate WC, ensuring practicality and ease for busy households. Additional features include gas central heating and double glazing throughout, contributing to a warm and energy-efficient environment.

Gardens & Parking
Outside there are easy to maintain front and rear gardens and there is on road parking. There is excellent potential to create off road parking to the front as several neighbouring properties have already successfully done so (subject to obtaining the necessary permissions).

Agent's Notes
Council Tax: Currently Band B
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.
This sale transfers a portion of the current title numbered DN136819 as the separate garage currently belonging to the property is being retained by the vendor.
EPC Energy Efficiency Rating: C



Ground Floor



Floor 1

Approximate total area

657 ft²

61 m²

Reduced headroom

16 ft²

1.5 m²

Reduced headroom

..... Below 5 ft/1.5 m

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

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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.