





40 Windsor Avenue, Newton Abbot

Guide £210,000 Freehold

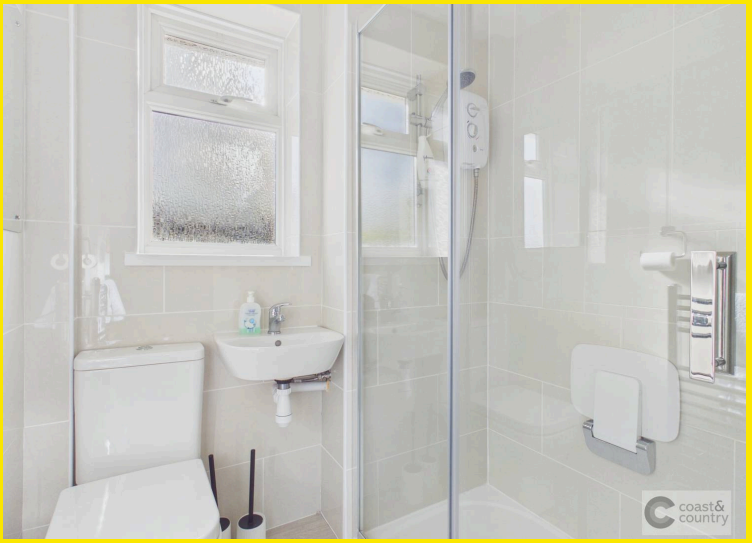
Virtual Walk-Through Available • Extended Semi Detached House • 3 Bedrooms - x1 En-Suite • Two Reception Rooms • Kitchen/Breakfast Room • Bathroom/WC • Gas Central Heating & Double Glazing • Driveway Parking & Low Maintenance Paved Garden • No Chain • Viewing Recommended















This thoughtfully extended three-bedroom semi-detached house offers spacious and versatile accommodation, making it an ideal choice for families and professionals alike. A virtual walk-through tour of this property is available for your convenience.

Windsor Avenue is situated within Buckland which is a popular and established residential area. Local amenities include a convenience store, primary school and a small parade of shops. Newton Abbot town centre is approximately 1 mile away and offers a wide range of shopping, business and leisure facilities. For the commuter the property is convenient for the A380 linking Torbay and Exeter (M5 beyond), a timetabled bus route and the mainline railway station.

Accommodation

The property boasts a well-considered layout that maximises both comfort and practicality. The accommodation boasts two versatile reception rooms and a spacious dual aspect kitchen/breakfast room

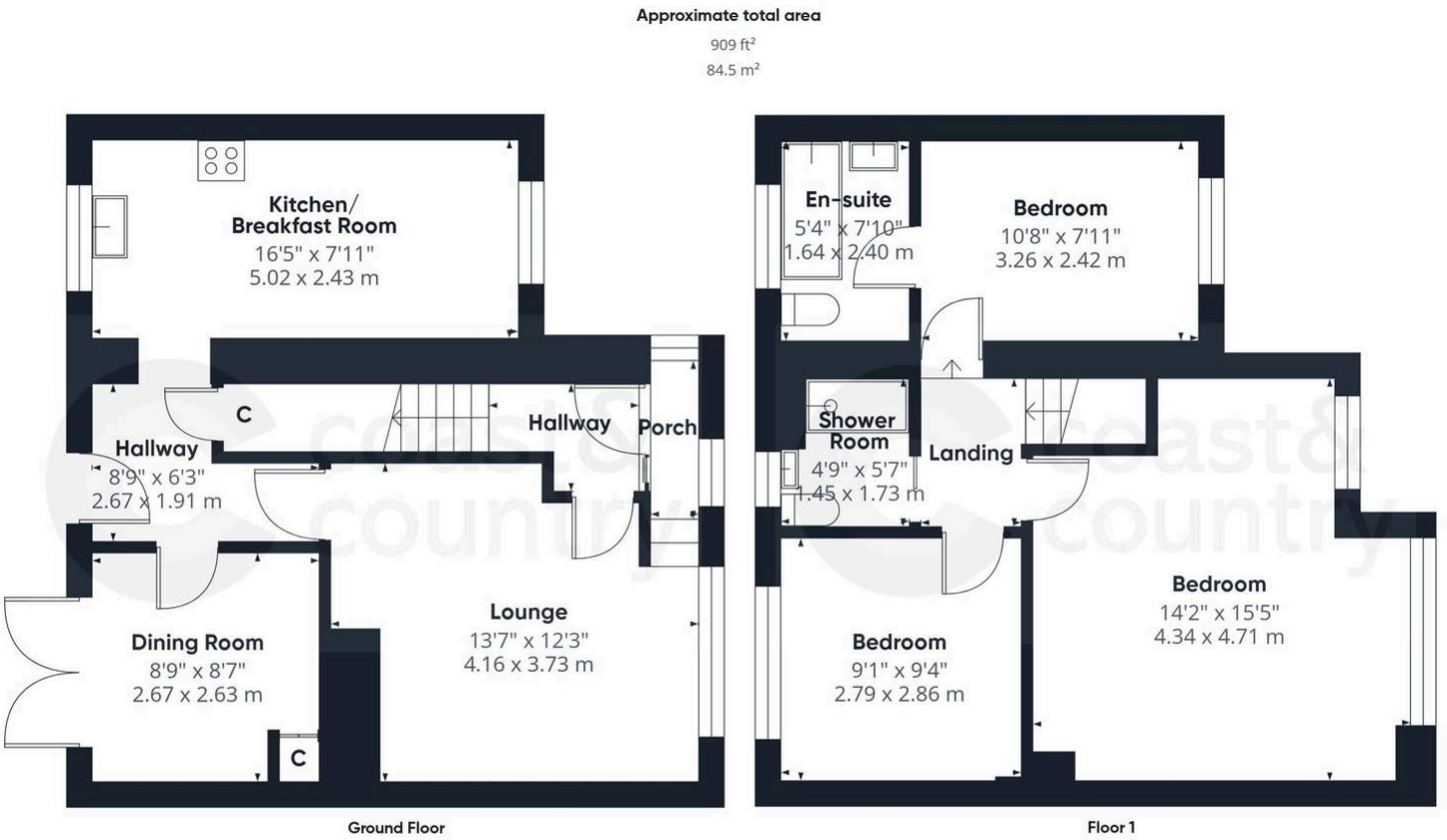
Upstairs are three bedrooms, one of which has an en-suite and there is also a family bathroom. Benefitting from gas central heating and double glazing this family home is ready for immediate occupation and internal viewings are highly recommended.

Gardens & Parking

Outside there are easy to maintain gardens and a driveway providing off-road parking.

Agent's Notes

Council Tax: Currently Band C
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.
EPC Energy Efficiency Rating: C



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.