



Newton Abbot

3x  1x 

ENERGY
RATING
D61

- Virtual Tour Available
- No Onward Chain
- Semi Detached House
- 3 Bedrooms
- Lounge & Dining Room

- First Floor Family Bathroom
- Large Rear Garden
- Off Road Parking
- Ideal First Or Family Home
- Lots Of Potential

Guide Price:
£250,000
FREEHOLD

95 Queensway, Newton Abbot, TQ12 4BD

A mature semi-detached house in a popular and convenient residential location offering much potential. In the same ownership since new in 1953 and believed to be on the market for the first time, the property has clearly been loved and cherished over the years. Clean and tidy throughout and benefitting from a gas central heating system the home offers the opportunity for a degree of modernisation and remodelling allowing a new owner the chance to finish to their own tastes and style.

Accommodation:

Stepping inside the accommodation is well proportioned and has a traditional layout. The entrance hall with storage cupboard off provides access to two separate reception rooms and a fitted kitchen with back door and integrated oven, hob, cooker hood and washing machine. On the first floor are 3 bedrooms and a bathroom with basin and WC.

Outside:

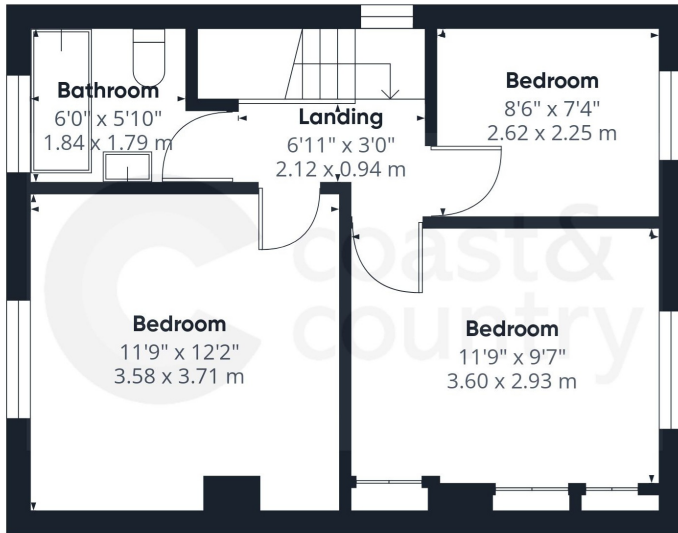
The property stands on a surprisingly large and fully enclosed plot with a particularly long and wide lawned rear garden.

Parking:

A gated driveway provides parking for one vehicle currently but has the potential to expand to provide space for multiple vehicles and also has room to build a garage at the side subject to obtaining all required consents and approvals.

Directions:

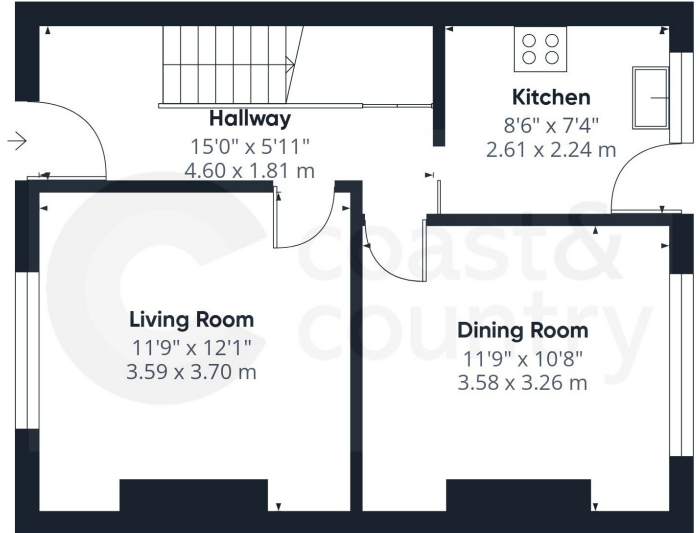
From the Newton Abbot town centre, head towards the Penn Inn roundabout. Keep in the second from left lane and take the second exit at the lights, first left into Queensway. The property can be found around 500 metres along on the left.



Floor 1

Approximate total area

819 ft²
76 m²



Ground Floor

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

GIRAFFE360

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

This property awaits first registration.

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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 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 \pm 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.