



Newton Abbot

2x  1x 

ENERGY RATING C70

- Video Walk-through Available
- End of Terrace House
- 2 Bedrooms
- Modern Kitchen & Bathroom
- Conservatory with Open Views
- 2 Tandem Parking Spaces
- Front & Rear Gardens
- Ideal First Home
- Convenient Location
- Tucked Away Position

Guide Price:
£230,000
FREEHOLD

9 Vicary Close, Newton Abbot, TQ12 1FH



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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A modern brick-built end of terrace house situated in a quiet cul-de-sac location and enjoys pleasant views over the town. The well-presented accommodation comprises two double bedrooms, a lounge and conservatory, kitchen and bathroom. Gas central heating and double glazing is installed and outside there are easy to maintain gardens and allocated parking. The property will make an ideal first purchase or family home and viewings are highly recommended to appreciate the location, accommodation and views on offer.

Vicary Close is a popular residential cul-de-sac convenient for primary and secondary schools, colleges and a leisure centre. It is also just a short walk from Newton Abbot town centre with its wide range of shops and amenities including a hospital, mainline railway station and bus station. For the commuter the A38 to Plymouth and Exeter is approximately four miles away.

The Accommodation:

An open canopy porch with composite part double glazed entrance door leads to the entrance hallway with stairs to first floor and cupboard under. The lounge has sliding patio doors to the conservatory which has windows and door to outside and enjoys pleasant views over Newton Abbot. The kitchen has a range of wall and base units with rolled edge work surfaces, tiled splashbacks and inset single drainer sink unit, integrated oven and hob, spaces for appliances, wall mounted gas boiler and window to front.

Upstairs on the first floor the landing has access to a loft and all rooms. Bedroom one has a range of mirror-fronted wardrobes and window with outlook to rear enjoying pleasant views over Newton Abbot and Wolborough Hill. Bedroom two has a window to front and built-in cupboard. The bathroom has a white suite comprising panelled bath with mixer tap/shower attachment, screen, low-level WC, vanity wash basin and heated towel rail.

Outside:

Outside to the front the garden has been landscaped for ease of maintenance with gravelled borders, small vegetable patch, stone retaining wall and timber shed. A gate and path at side leads to the rear garden which has AstroTurf, again for ease of maintenance, and making an ideal area for alfresco dining and enjoying the pleasant views over the town.

Parking:

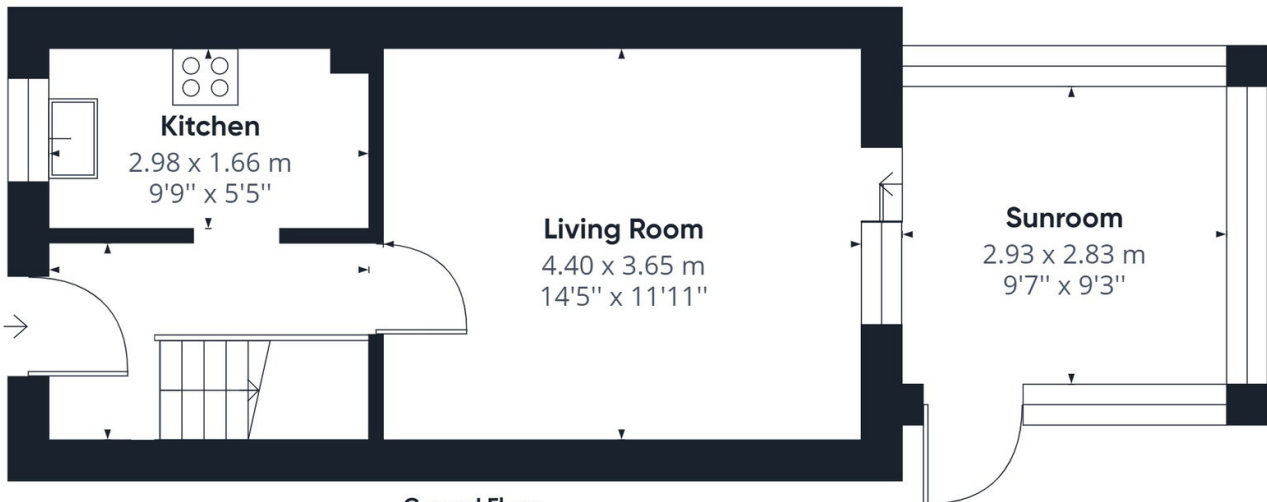
There is allocated parking providing two tandem parking spaces.

Directions:

From Newton Abbot take the A382 Exeter Road. Turn left off Highweek Street into Highweek Road (sign posted for Newton Abbot Leisure Centre). Turn left into Broadlands Ave. Turn left again into Brownhills Road. At the mini roundabout take the second exit into St Anne's Court. Take the second right and right again into Vicary Close.



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Ground Floor



Approximate total area⁽¹⁾

643.68 ft²
59.80 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1



Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is non-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 \pm 0.1m. 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.