



Our View “A fantastic first-time purchase or investment opportunity”

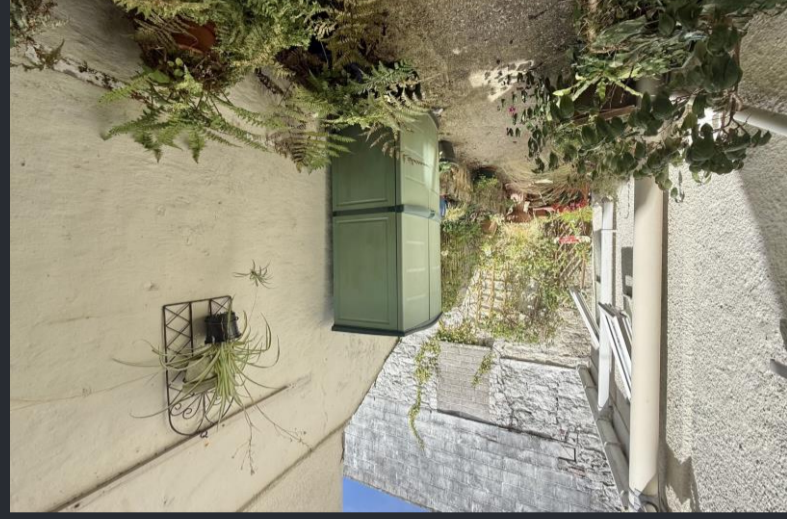
A spacious terraced property situated in the heart of Newton Abbot town centre, offered for sale with no onward chain. The property features a living room, dining room, fitted kitchen, utility room, ground floor WC, two double bedrooms, a loft room, and an enclosed courtyard garden, making it an ideal first-time purchase or investment opportunity.

The accommodation begins with an entrance porch accessed via a uPVC double-glazed front door, with an internal door leading into the entrance hallway. From here, a door opens into the dining room, a bright and spacious room with a double-glazed window overlooking the rear aspect and an archway leading through to the living room. The living room features a double-glazed window to the front aspect with original wooden shutters and an electric fireplace. From the dining room, there is useful under-stairs storage and access to the fitted kitchen, comprising a range of matching wall and base units, a stainless-steel sink and drainer, built-in oven with gas hob and extractor hood over, and a double-glazed window to the

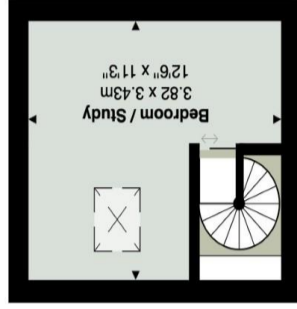
side. A double-glazed door leads out to the rear garden. An archway from the kitchen leads through to the utility room, providing space and plumbing for a washing machine, tumble dryer, dishwasher, and fridge freezer. The utility room benefits from a double-glazed window to the side, a skylight, and access to a ground floor WC fitted with a low-level WC, pedestal wash hand basin, and obscure double-glazed window. From the entrance hallway, stairs rise to the first-floor split-level landing. There are two double bedrooms, both with double-glazed windows, with the principal bedroom benefiting from large built-in mirrored wardrobes. Also on this floor is a spacious four-piece family bathroom comprising a low-level WC, pedestal wash hand basin, panelled bath, and separate shower. There is also a cupboard housing the combination boiler. From the landing, stairs rise to the loft room, which offers a variety of potential uses and benefits from a double-glazed Velux window to the rear aspect and useful eaves storage. Outside, to the rear, is an attractive enclosed courtyard garden providing privacy and an ideal space for outdoor dining and entertaining.

- Terraced period property
- Living room
- Dining room
- Kitchen
- Utility room
- Downstairs W.C
- Two double bedrooms
- Loft room
- Family bathroom
- Enclosed courtyard

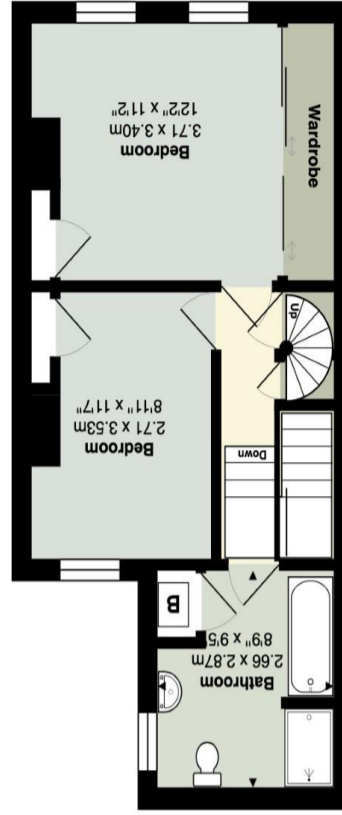




Second Floor
Approx. Floor Area: 13.1 m² ... 141 ft²



First Floor
Approx. Floor Area: 40.4 m² ... 435 ft²



Ground Floor
Approx. Floor Area: 47.0 m² ... 506 ft²

