



Newton Abbot

3x 1x

ENERGY RATING
D61

- Video Walk-through Available
- No Onward Chain
- Victorian End Terraced House
- 3 Bedrooms
- Lounge With Feature Stone Fireplace
- Dining Room With Inset Stove
- Kitchen With Built In Units
- Family Bathroom & Downstairs WC
- Paved Area At Rear Providing Off Road Parking
- Convenient Location For Town Centre

Guide Price:
£220,000
FREEHOLD

15 Salisbury Road, Newton Abbot, TQ12 2DF



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This stone fronted three-bedroom Victorian end terraced house offers spacious accommodation including two reception rooms, kitchen, cloakroom/WC, three bedrooms and a bathroom. Gas central heating and double glazing is installed and outside there is an easy to maintain rear garden providing off road parking in addition to a residents' permit parking scheme which operates in the road. Internal viewings are a must to appreciate the location and accommodation on offer.

Salisbury Road is in a level and central position just off the town centre. Newton Abbot itself offers a wide range of shopping and leisure facilities including a vibrant high street, supermarkets, coffee shops and restaurants, schools, a hospital, leisure centre and close by is Osborne Park and the renowned Quay where pleasant walks can be enjoyed. The property is a short, level walk from both the mainline train station and bus station and for the commuter there is good access to the A380 linking Torbay and Exeter (M5 beyond).

The Accommodation:

A uPVC part obscure double-glazed entrance door leads to the porch with multi-obscure glazed door to the hallway. The lounge has a feature stone fireplace and double-glazed window to front. There is a separate dining room which has a feature stone fireplace with inset stove, window to rear, storage cupboard, stairs to first floor and opening to kitchen with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in oven and hob, space for appliance, two double-glazed windows to rear and double-glazed door to rear porch with uPVC obscure double-glazed door to outside, cloakroom/WC with low-level WC and store.

Upstairs on the first floor the landing has access to loft. Bedroom one has a built-in wardrobe and double-glazed window to rear. Bedrooms two and three both have double-glazed windows to front and bedroom three has a cupboard housing wall mounted gas boiler. The bathroom has a white suite comprising panelled bath with shower over, screen, tiling to surround, low-level WC, pedestal wash basin and obscure double-glazed window.

Parking:

Off road parking located at the rear of the property on the paved area. A resident's parking scheme is also available in the road.

Gardens:

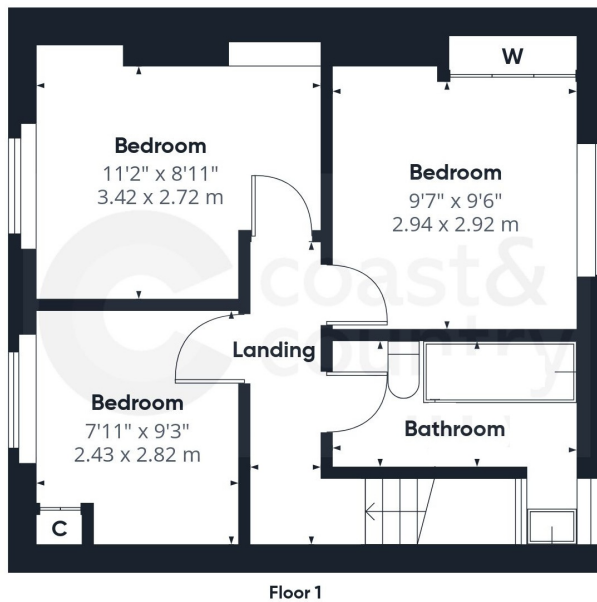
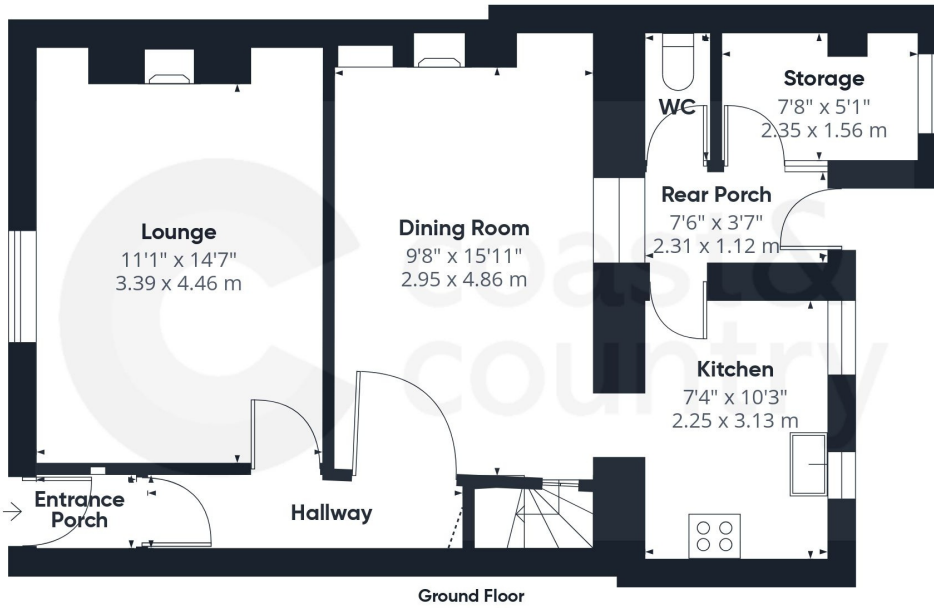
Outside to the rear is a paved garden with flower and shrub borders.

Directions:

From Newton Abbot's Penn Inn Roundabout, take the Newton Abbot exit, following signs for the town centre. Bear right onto the B3195 (Station Road) and pass the railway station on your right hand side. At the junction, turn right onto The Avenue and take the second right into St Johns Street, then the first left into Salisbury Road.



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Approximate total area

933 ft²
86.8 m²

Reduced headroom

1 ft²
0.1 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.

GIRAFFE360

Agents Notes:

Council Tax: Band B

Tenure: Freehold

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

The parking for this property is approached via a shared access lane at the side of the property, over which the owners have a right of way, with one quarter liability for any required maintenance.

A separate access lane at the rear of the property is shared with 7 other properties, over which the owners have a right of way. The maintenance of this lane is split equally between the 8 properties.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	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 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.