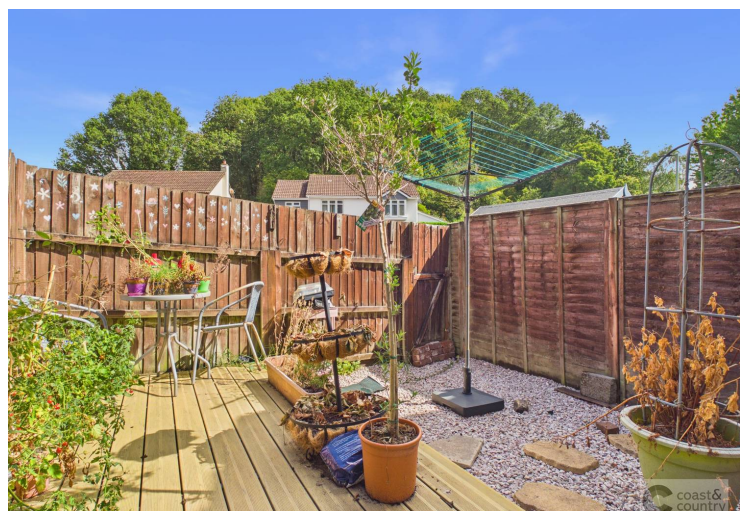




7 The Warren, Newton Abbot

Guide £210,000 Freehold

Virtual Walk-Through Available • Modern End Terrace House • Two Double Bedrooms • Modern Kitchen & Bathroom • Gas Central Heating & uPVC Double Glazing • Small Garden & Car Port • Ideal First Purchase • Popular Location & Close To Town





This modern two-bedroom end of terrace house presents an excellent opportunity for first time buyers or those seeking a low-maintenance home in a sought-after setting. Well-presented throughout, the property offers a blend of contemporary style and practical living spaces, with a virtual walk-through available for convenient remote viewing. The house features two well-proportioned double bedrooms, a modern kitchen with some integrated appliances, and a modern bathroom, all complemented by gas central heating and uPVC double glazing for comfort and energy efficiency. The spacious accommodation makes it a particularly appealing choice for those looking to enjoy their new home.

The Warren is situated within Bradley Barton, a mature residential area where you will find a mixture of property types. It is a short walk from all the amenities of the town centre and there are well regarded primary and secondary schools nearby. The mainline railway station is approximately 1 mile away, and by car the A38 to Plymouth is approximately 4 miles away and the A380 to Exeter (M5) is approximately 3 miles away.

Accommodation

Upon entering the property, you are welcomed into a bright entrance porch and hall that leads into the main living accommodation. The ground floor comprises a spacious lounge/dining room, ideal for relaxing or entertaining, with ample natural light enhancing the inviting atmosphere. The adjoining modern kitchen is fitted with contemporary units and some integrated appliances, providing a practical and attractive space for cooking.

Upstairs, the first floor offers two generous double bedrooms, each with space for storage and comfortable furnishings. The family bathroom features a modern white suite with ensuring a stylish and functional space for daily routines.

Garden

To the rear of the property, accessed through sliding glass doors from the lounge/diner is a small, enclosed garden with decked area and gravel for ease of maintenance. Perfect for alfresco dining or enjoying warm summer evenings.

Parking

Parking is catered for by a dedicated car port complete with EV charging point on the driveway to the front.

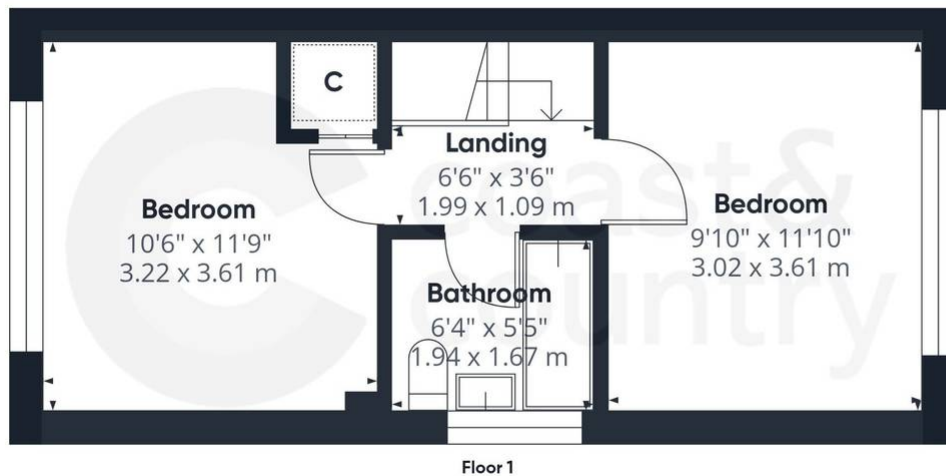
Agent's notes

Council Tax: Currently Band B

Tenure: Freehold

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

EPC Energy Efficiency Rating: TBC



Approximate total area⁽¹⁾

611 ft²
56.7 m²

Balconies and terraces

80 ft²
7.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

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 $\pm$ 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.

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