



Connells

Rear Of Queen Street
Newton Abbot



Property Description

Situated in the very heart of Newton Abbot, this well-presented two bedroom freehold maisonette offers a superb opportunity for both investors and owner-occupiers. Offered to the market with no onward chain and potential for a tenant in situ, the property represents an attractive and ready made investment, while also appealing to buyers seeking convenient town centre living.

The accommodation is arranged over two floors and is accessed via a private entrance from Queen Street. The ground floor comprises an entrance hall and a useful utility area, providing practical storage and functionality.

To the first floor, the property opens into a bright and spacious open-plan kitchen/lounge/dining room, offering a versatile living space with ample room for both relaxation and entertaining. The kitchen is fitted with a range of units and work surfaces, complemented by neutral finishes throughout.

The maisonette further benefits from two well-proportioned bedrooms, both offering flexibility for use as sleeping accommodation, home office space or guest rooms. A modern bathroom completes the accommodation.

Externally, the property enjoys a prime town centre position, with Newton Abbot's shops, cafés, restaurants and leisure facilities all within easy walking distance. Newton Abbot train station is also close by, providing excellent transport links to Exeter, Plymouth and beyond.

Front Of The Property

Entrance Hallway

Double glazed window to the front of the property, stairs to the first floor, gas central heating boiler and a wall mounted radiator.

Utility

6' 10" x 6' 3" (2.08m x 1.91m)
Base units, fitted shelves, one bowl stainless steel sink/drainer, plumbing for washing machine, space for tumble dryer.

First Floor

Storage cupboard.

Kitchen/Lounge/Diner

15' 6" x 11' 3" (4.72m x 3.43m)
Two double glazed windows to the side of the property, base units, one and a half bowl composite sink/drainer, space for freestanding oven, part tiled and a wall mounted radiator.

Bedroom One

11' 3" x 7' 1" (3.43m x 2.16m)

Two double glazed windows to the front of the property, loft hatch and wall mounted radiator.

Bedroom Two

13' 5" x 6' 10" (4.09m x 2.08m)

Double glazed window to the front of the property and a wall mounted radiator.

Bathroom

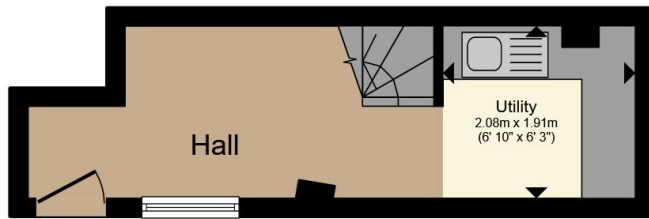
Obscure double glazed window to the front of the property, bath with shower over and glass screen, WC, wash hand basin, part tiled and a wall mounted radiator.

Agents Note

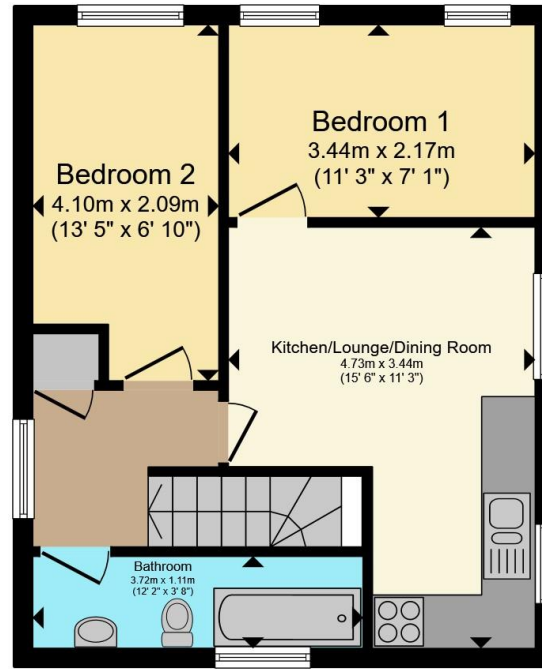
Service Charge - £125 per year

Buildings Insurance Premium - £250 per year





Ground Floor



First Floor

Total floor area 51.6 m² (555 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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4 Bank Street
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EPC Rating: C Council Tax Band: A

view this property online connells.co.uk/Property/NAB313214

Tenure: Freehold



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