



## Newton Abbot

2x 1x

ENERGY RATING  
C71

- Video Walk-through Available
- Victorian Terraced House
- 2 Double Bedrooms
- Open Plan Living/Dining Room
- Recently Updated Kitchen
- Conservatory
- Entrance Hall
- Enclosed Courtyard Garden
- Residents' On Street Parking Scheme
- Convenient Location

**Guide Price:**  
**£200,000**  
FREEHOLD

# 27 Beaumont Road, Newton Abbot, TQ12 1BA



1000s of homes sold in Teignbridge

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

## 27 Beaumont Road, Newton Abbot, TQ12 1BA

A superb Victorian style terraced house which has been lovingly improved over recent times to provide an immaculate and attractive home.

The property is conveniently located just under half a mile's walk from the clock tower in the town centre which offers an excellent range of shops, businesses, bars, restaurants and mainline railway station.

### **The Accommodation:**

The bright and airy accommodation can only be fully appreciated by an internal viewing which is highly recommended. From outside the smart modern front door opens to the entrance hall which has the staircase with  $\frac{3}{4}$  landing leading up to the first floor. The open plan living room has plenty of space for both dining and sitting furniture and has an attractive wood block effect high performance vinyl floor covering throughout. Overlooking the rear is the kitchen which has recently been updated with a range of sleek high gloss cabinets, contrasting light wooden effect worksurfaces and matching, splash backs and integrated oven, hob and cooker hood. Off the kitchen is a lovely conservatory with patio door to the rear garden and a fitted radiator, currently providing a delightful and cosy sitting area. Moving upstairs the part galleried landing has update rails and spindles and space for a piece of furniture. There are two double bedrooms the principal being of an excellent size. Completing the picture is a first-class contemporary shower room with large linen cupboard and ladder style towel rail and coordinating tiling.

### **Parking:**

The road has a residents on street parking scheme through the local authority Teignbridge District Council.

### **Gardens:**

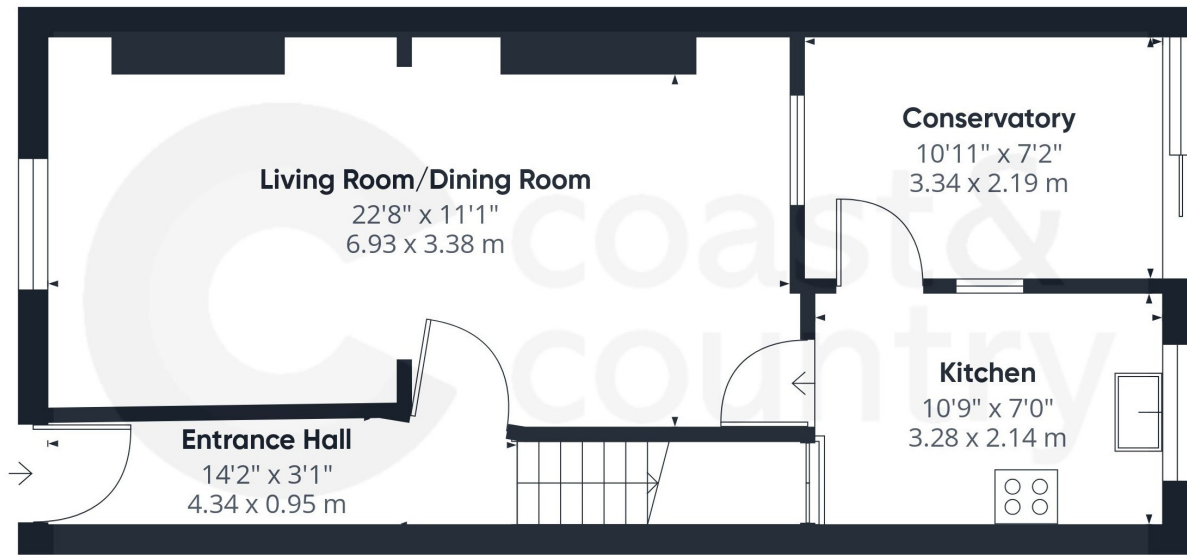
At the rear is a small but delightful enclosed courtyard with gate to a rear service lane.

### **Directions:**

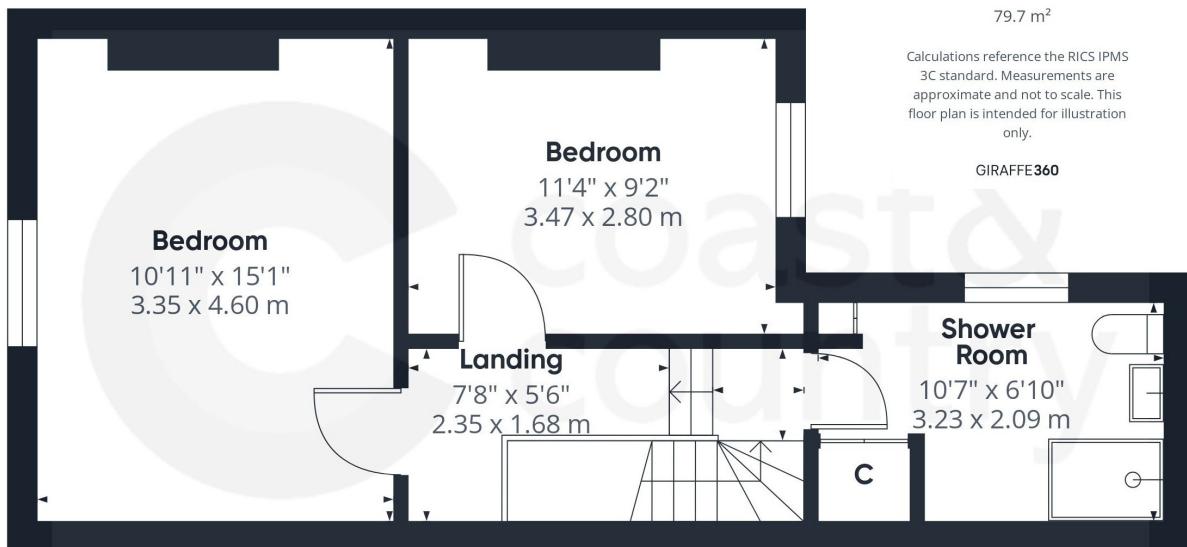
From the Penn Inn roundabout follow signs for Totnes A381, Continue straight ahead through all the sets of traffic lights. Take the fifth turning on the left into Beaumont Road and the house can be found on the left.



# 27 Beaumont Road, Newton Abbot, TQ12 1BA



Ground Floor



Floor 1

**Approximate total area**

858 ft<sup>2</sup>  
79.7 m<sup>2</sup>

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: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plans - For Illustrative Purposes Only

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.