



Newton Abbot

3x 1x

ENERGY RATING C69

- Video Walk-through Available
- Smartly Presented Semi-Detached House
- 3 Bedrooms
- Lounge With Feature Fireplace
- Contemporary Kitchen
- Conservatory With Tiled Roof
- Modern Bathroom & Downstairs WC
- Enclosed Rear Garden With Patio & Lawn
- Driveway & Detached Garage
- Popular Residential Location

Guide Price:
£265,000
 FREEHOLD

14 Bushell Road, Newton Abbot, TQ12 1SP



1000s of homes sold in Teignbridge

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

14 Bushell Road, Newton Abbot, TQ12 1SP

In the same ownership for many years and well maintained and modernised during their occupation is this smartly presented semi-detached house.

The property is located within the popular and convenient Broadlands area of Newton Abbot with the town centre and its excellent range of shops, businesses, restaurants and bars around half a mile away. Even closer are both primary and secondary schools as well as Dyrons Leisure Centre with its large swimming pool and gym.

The Accommodation:

Stepping inside, the immaculate property is well laid out and includes an entrance hall with stairs to the first floor, a lounge overlooking the front through 2 windows and having a living flame gas fire with marble surround. The modern fitted kitchen has plenty of modern cabinets and a lobby off with a walk in storage cupboard and door to outside. There is also a useful WC off the lobby. Completing the ground floor is a conservatory style extension which has a tiled roof and doors to the garden which is currently used as a separate dining room.

On the first floor are 3 bedrooms, 2 with fitted wardrobes and an up to the minute bathroom with shower over the bath and fully tiled walls.

Parking:

Parking is provided at the front and side with a driveway leading down to a detached garage.

Gardens:

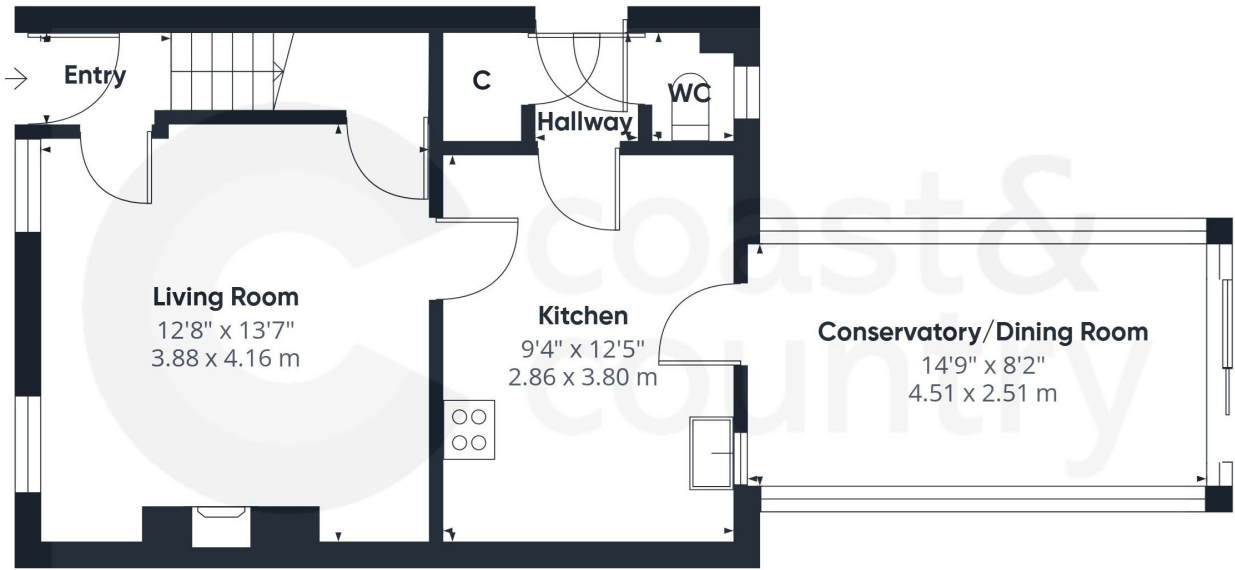
Occupying a good size plot the home has a lovely enclosed rear garden with patio, lawn, colourful planting and a good size shed with power connected.

Directions:

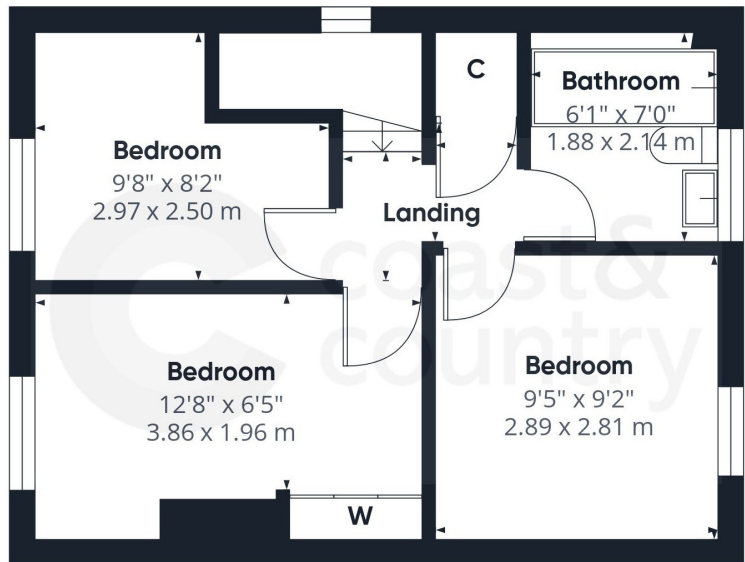
From Newton Abbot take the A383 Ashburton Road. Turn left into Broadlands Avenue and follow the road round to the left and Bushell Road will be found on the left.



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Ground Floor



Floor 1

Approximate total area

817 ft²
75.8 m²

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.

A number of properties in this area were originally of concrete construction, subsequently they were improved and upgraded by the addition of external brick walls creating a cavity.

Prospective purchasers should ensure that their surveyors clarify the construction of this property and, if raising finance, a lender who lends on properties of the established construction type.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	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.