



Newton Abbot

2x  1x 

ENERGY
RATING
C74

- Video Walk-through Available
- Mid-Terraced House
- 2 Bedrooms
- Lounge & Conservatory
- Modern Kitchen

- Modern Family Bathroom
- Enclosed Rear Garden with Shed
- Gas Central Heating & Double Glazing
- Garage & Parking Space
- Cul De Sac Location

Guide Price:
£210,000
FREEHOLD

7 Mellons Close, Newton Abbot, TQ12 1YF



1000s of homes sold in Teignbridge

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

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A modern two-bedroom mid-terraced home in a popular cul-de-sac on the outskirts of Newton Abbot. The accommodation comprises lounge, conservatory, modern kitchen and bathroom and two bedrooms. Gas central heating and uPVC double glazing are installed and outside there is an easy to maintain garden and garage in nearby block. This will make an ideal first purchase or family home.

Mellons Close is a cul-de-sac situated towards the edge of Newton Abbot, in Bradley Valley which is a popular residential location off the Ashburton Road. Bradley Valley has its own convenience shop, schools close by and the A38 dual carriageway is approximately 4 miles away along the Ashburton Road, providing access to Plymouth, Exeter and the motorway network beyond. Newton Abbot has a wide range of shopping and leisure amenities and facilities, including, hospital, various shops, superstores, leisure centre and mainline railway station.

The Accommodation:

An open canopy porch with uPVC, part obscure, double-glazed entrance door and porch area with meter cupboard and coat hooks leads into the kitchen which is fitted with a modern range of white high gloss wall and base units with work surfaces, tiled splashback, inset single drainer sink unit, space for appliances, wall mounted gas boiler, larder cupboard, wood flooring, uPVC double-glazed window to front and part glazed door to the lounge. The lounge has wood flooring, door and stairs to first floor and uPVC double-glazed French doors to the conservatory which has uPVC double-glazed windows and French doors leading to the garden. Upstairs on the first floor the landing has access to loft and bedroom one has two uPVC double-glazed windows to rear and two storage cupboards. Bedroom two has a uPVC double-glazed window to front and recessed storage area and the bathroom has a modern white suite comprising panelled shower bath with mixer tap, shower over, screen and tiling to surround, low-level WC with wash basin in vanity unit and a uPVC obscure double-glazed window.

Parking:

There is a garage in nearby block with parking on drive leading to the garage.

Gardens:

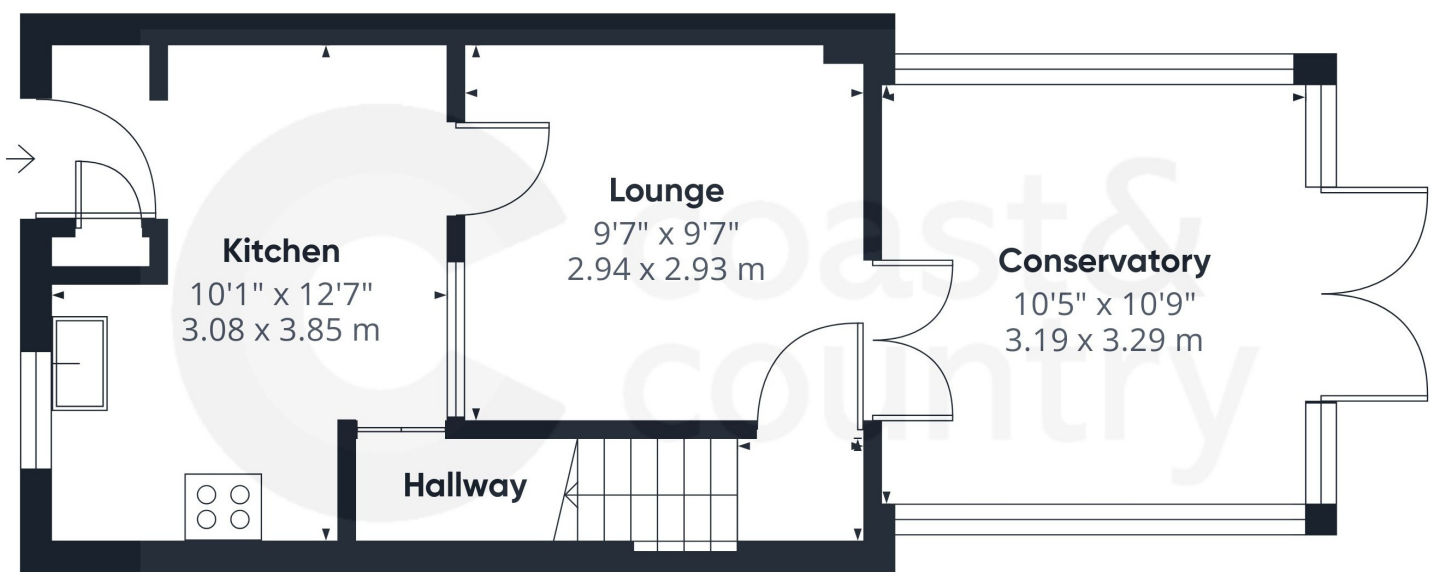
Outside to the front there is a gravelled area and steps to front door. The rear garden has timber decking and shed.

Directions:

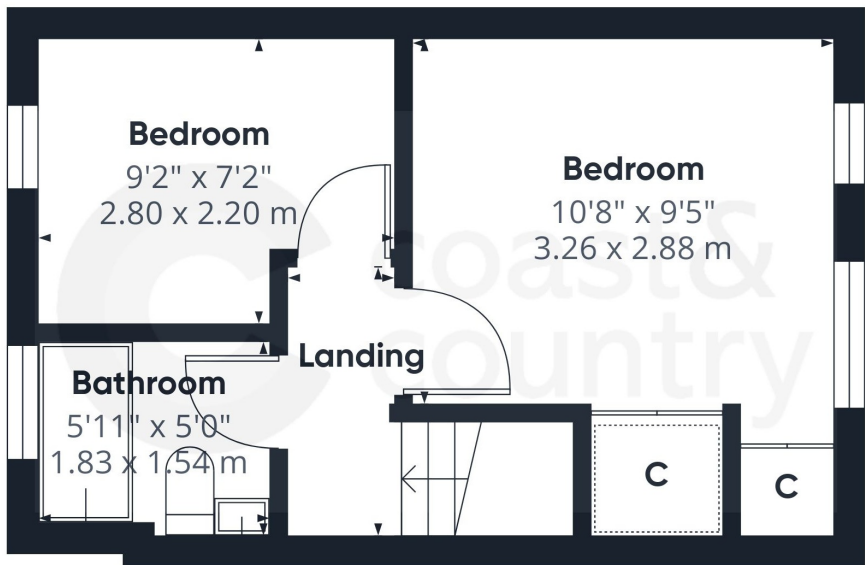
From Newton Abbot take the A383 Ashburton Road and take the 4th left into Chercombe Valley Road. Take the first right into Burnley Road. Take the 2nd right into Mellons Close.



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Ground Floor



Floor 1

Approximate total area
577 ft²
53.8 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 A
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 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.