







### Property Description

Situated in a convenient residential location, Elm Road is a charming and well-maintained two bedroom mid terrace property offering comfortable and well-balanced accommodation, ideal for first-time buyers, downsizers or investors alike.

The property is entered into an open-plan lounge and dining area, creating a welcoming and versatile living space. This room benefits from attractive character features including an exposed brick fireplace with wood-burning stove, providing a cosy focal point, along with built-in shelving and ample space for both seating and dining furniture.

To the rear of the property is a modern fitted kitchen, featuring a range of wall and base units, work surfaces and space for additional appliances. A skylight allows natural light to flow into the space, enhancing the bright and practical layout. Beyond the kitchen is the ground floor bathroom, fitted with a white suite comprising bath with shower over, wash hand basin and WC.

On the first floor, the property offers two bedrooms, including a generously sized main bedroom and a further well-proportioned second bedroom, suitable for use as a guest room, nursery or home office.

Externally, the property benefits from an enclosed rear courtyard garden, providing a low-maintenance outdoor space ideal for seating, storage and entertaining.

Elm Road is conveniently positioned within easy reach of Newton Abbot town centre, local shops, schools, transport links and amenities.

### Front Of The Property

On street permit parking. Door into the property.

### Lounge

13' 6" x 9' 3" ( 4.11m x 2.82m )

Double glazed window to the front of the property, feature brick fireplace with log burner,

### Dining Area

13' 7" x 9' 10" ( 4.14m x 3.00m )

Stairs to the first floor, built in shelves, space for dining table and a wall mounted radiator.

### Kitchen

12' 1" x 9' 1" ( 3.68m x 2.77m )

Skylight, wall and base units, one bowl stainless steel sink/drain, space for freestanding oven, space for fridge/freezer, plumbing for dishwasher and a wall mounted radiator. There is a storage cupboard with plumbing for washing machine, door to the bathroom, and door to the rear courtyard.

### Bathroom

Skylight, bath with mixer taps and shower over, WC, wash hand basin, extractor fan, part tiled and a wall mounted radiator.

## First Floor

### Bedroom One

12' 5" x 9' 9" ( 3.78m x 2.97m )

Double glazed window to the front of the property, two built in storage cupboards, loft hatch and a wall mounted radiator.

### Bedroom Two

10' 8" x 10' 10" ( 3.25m x 3.30m )

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

### Rear Of The Property

Enclosed rear courtyard with a timber shed and a gate providing rear access.



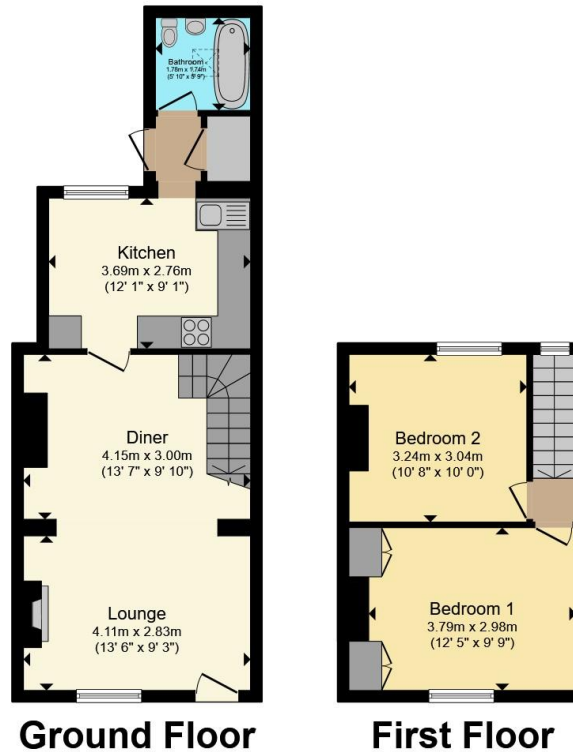












Total floor area 67.3 m<sup>2</sup> (725 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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