



Newton Abbot

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ENERGY RATING D62

- Video Walk-through Available
- Victorian Mid-Terraced Town House
- 3 Double Bedrooms
- Living Room with Feature Fireplace
- Contemporary Kitchen
- Separate Dining Room
- Modern Shower Room
- Front & Rear Gardens
- Period Features
- Close To Town Centre

Guide Price:
£370,000
FREEHOLD



14 Mount Pleasant Road, Newton Abbot, TQ12 1AS

A stunning, double fronted, Victorian mid-terraced town house situated close to the town centre offering spacious and beautifully presented accommodation having been sympathetically improved by the current owner. The accommodation boasts an abundance of charm and character and includes three double bedrooms, two reception rooms, a modern fitted kitchen/breakfast room and a modern shower room. The property also benefits from landscaped gardens with the potential for gated parking to the rear. Internal viewings come highly recommended to appreciate all this charming period home has to offer, along with its convenient location.

Mount Pleasant Road is situated close to Newton Abbot town centre with its wide range of shopping, business and leisure facilities. For the commuter the A380 dual carriageway to Torbay and Exeter is approximately $\frac{3}{4}$ mile away, there is a bus station with timetabled bus routes throughout Teignbridge and Torbay, and the mainline railway station is within walking distance.

The Accommodation:

Original wooden front door and entrance porch with wood flooring and feature stained glass door to the hallway with archway, cornice to ceiling, stairs to first floor with cupboard under housing wall mounted gas boiler, door to garden and a cloakroom/WC with low level WC, wash basin with storage under and window. The sitting room has a sash style window to front with the lower half fitted with French shutter blinds, feature cast iron fireplace with wooden surround and fitted shelving to recess at side. There is a separate dining room which also has a sash style window with the lower half fitted with French shutter blinds, feature fireplace and cupboards to recess. The kitchen/breakfast room is extensively fitted with a modern range of wall and base units with granite work surfaces, inset single drainer sink with mixer tap, spaces for electric oven, fridge/freezer and washing machine, tiled flooring, useful storage space with shelving and sash window overlooking the rear garden.

On the first floor there is a spacious landing with sash style windows with window shutters overlooking the rear garden and a further cloakroom/WC with low level WC, vanity wash hand basin, heated towel rail and window. There are three double bedrooms with sash style windows and feature fireplaces and bedrooms two and three have built in cupboards. There is also a superb modern

shower room with large walk-in glazed shower cubicle, pedestal wash basin and window to front.

Outside:

Outside to the front there is a wrought iron gate with tiled path to front door, gravelled to either side with a selection of mature shrubs and Olive tree. The rear garden is enclosed by a Devon stone wall with a raised paved seating area stepping down to a further paved area with well stocked beds and a variety of shrubs and plants.

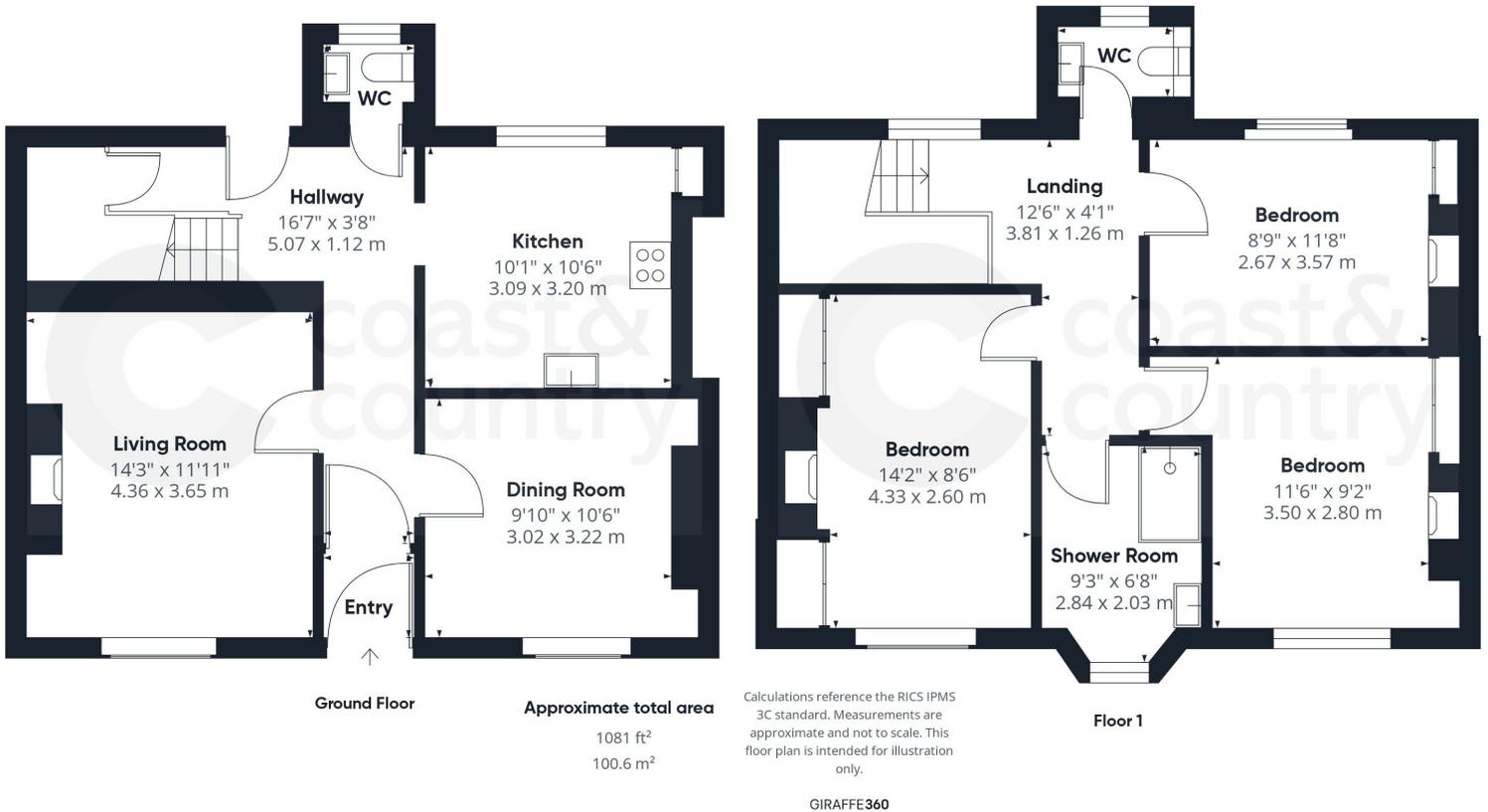
Parking:

Double wooden gates lead to the rear access lane offering potential for off road parking for a small car. Resident permit parking is also available on Mount Pleasant Road.

Directions:

From the Penn Inn Roundabout in Newton Abbot follow the A381 towards Totnes. Take the third road / slip road on the left and then the first left into Mount Pleasant Road. The property can be found on the right hand side.





Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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