



Wolborough, Newton Abbot

4x 2x

ENERGY
RATING
E39

- Video Walk-through Available
- Victorian End Of Terrace Home
- 4 Bedrooms
- 3 Reception Rooms
- Bathroom, WC & Shower Room
- Utility, Workshop & Sunroom
- Low Maintenance Courtyard Garden
- Garage with Electric Door
- Close to Town Centre
- Modernisation Required

Guide Price:
£325,000
FREEHOLD

82 St. Leonards Road, Newton Abbot, TQ12 1JX



1000s of homes sold in Teignbridge

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

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A particularly impressive Victorian end of terrace home which enjoys superb views over Newton Abbot towards the Moor. Offering spacious and versatile accommodation which has been extended is arranged over four floors, the property boasts four bedrooms and three reception rooms. Gas central heating and double glazing are installed and outside there are easy to maintain courtyard gardens and an integral garage. Although requiring some modernisation, the property will appeal to families looking for a spacious home or offers potential for a self-contained annexe on the lower ground floor. Internal viewings come highly recommended.

St Leonards Road is located on the fringes of the well regarded Wolborough Hill area of Newton Abbot. St Leonards Road offers easy access to Newton Abbot's vibrant town centre about five minutes' walk away, with its superb mix of long-established independent retailers and well-known national brands. The town also offers an attractive selection of fashionable coffee shops, restaurants, a bus station and mainline railway station.

The Accommodation:

A uPVC double-glazed entrance door leads to the entrance sunroom with windows to side and front and multi-glazed double doors opening to the sitting room which has a uPVC double-glazed window to front, feature fireplace with gas living flame, coal effect fire. A door leads to an inner hallway with stairs to first floor, shower room with low-level WC, pedestal wash basin, shower cubicle, and tiled walls, a large walk-in storage cupboard with shelving and double cupboard. The rear landing has stairs to the lower ground floor, double-glazed window and enjoys super views over Newton Abbot towards Highweek Church. The kitchen has a range of wall and base units with work surfaces, tiled splashback, single drainer sink unit, space for appliances and window enjoying superb views over Newton Abbot. There is a separate dining room with triple aspect double-glazed windows enjoying superb views over Newton Abbot towards Highweek Church and Dartmoor in the distance, wall mounted gas fire and door to the sunroom.

On the first-floor landing stairs lead to the second floor. Bedroom one has a uPVC double-glazed window to front with recessed pedestal wash basin and cupboard. Bedroom two has a double-glazed window to rear enjoying views towards Highweek Church over Newton Abbot and storage cupboard. The bathroom has a panelled bath, low-level WC, pedestal wash basin and double-glazed window.

On the second-floor landing there is a storage cupboard and two further bedrooms. Bedroom three has a uPVC double-glazed window to front and access to loft and

bedroom four has a double-glazed window to rear with views over Newton Abbot towards Highweek Church. On the lower ground floor there is a hallway with glazed door to outside and wall mounted boiler and cloakroom/WC with low-level WC and pedestal wash basin. Off the hallway is a versatile third reception room with window to rear, tiled fireplace with fitted gas fire and door to utility with sink and cupboards and part-glazed door to workshop area with cupboards and shelving.

Outside:

Outside to the front there is a gate and large paved patio, and to the rear, an easy to maintain courtyard garden with double gates which can also be used for off road parking.

Parking:

To the side of the property there is access leading to an integral single garage and double gates for the courtyard garden which can also be used for off road parking. The garage boasts an electric up and over door and storage area to the rear.

Directions:

From the Penn Inn Roundabout take the Torquay Road (A381) towards Newton Abbot Town Centre. Follow the road along East Street, passing the police station on the left. Keep in the left hand lane and just before the traffic lights opposite Asda turn left into St Leonards Road where the property can be found towards the end on the right.



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Agents Notes:

Council Tax: Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

The sale of this property is subject to a grant of probate.

The property awaits first registration.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 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 \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.