



**59 Queen Street**  
Newton Abbot TQ12 2AU

Established

**RENDELLS**

1816



# 59 Queen Street

Newton Abbot, TQ12 2AU

Guide Price £275,000

A retail shop premises along with a spacious two bedroom flat above. The shop premises is currently tenanted and incorporates a retail area along with further store rooms and kitchen/toilet facilities. The self contained flat above is offered with vacant possession and incorporates two double bedrooms and a kitchen/breakfast room and living room.

## The Shop

Offers a glazed frontage along with a door leading into main reception area. The property has been refurbished throughout within the last few years and now incorporates a nice modern contemporary feel with laminate flooring and a brick effect and wood panelled walls. The front reception room is 20'5" x 16'2" with double doors leading to through to a further reception room of 14'4" x 11'. A further door leads through to a secondary reception area with seating and a single bowl sink measuring 13' x 7'9". There are two further beauty rooms 9' x 6'3" and 10' x 6'9" and leading towards the rear of the premises there is a fitted kitchen 9'2" x 6'8' with base and wall units, a single bowl sink unit space for appliances. There is also a cloakroom with low level WC and wash hand basin. At the rear of the premises there is a rear lobby with door opening giving pedestrian rear access and a further store room measuring 8' x 6'2".

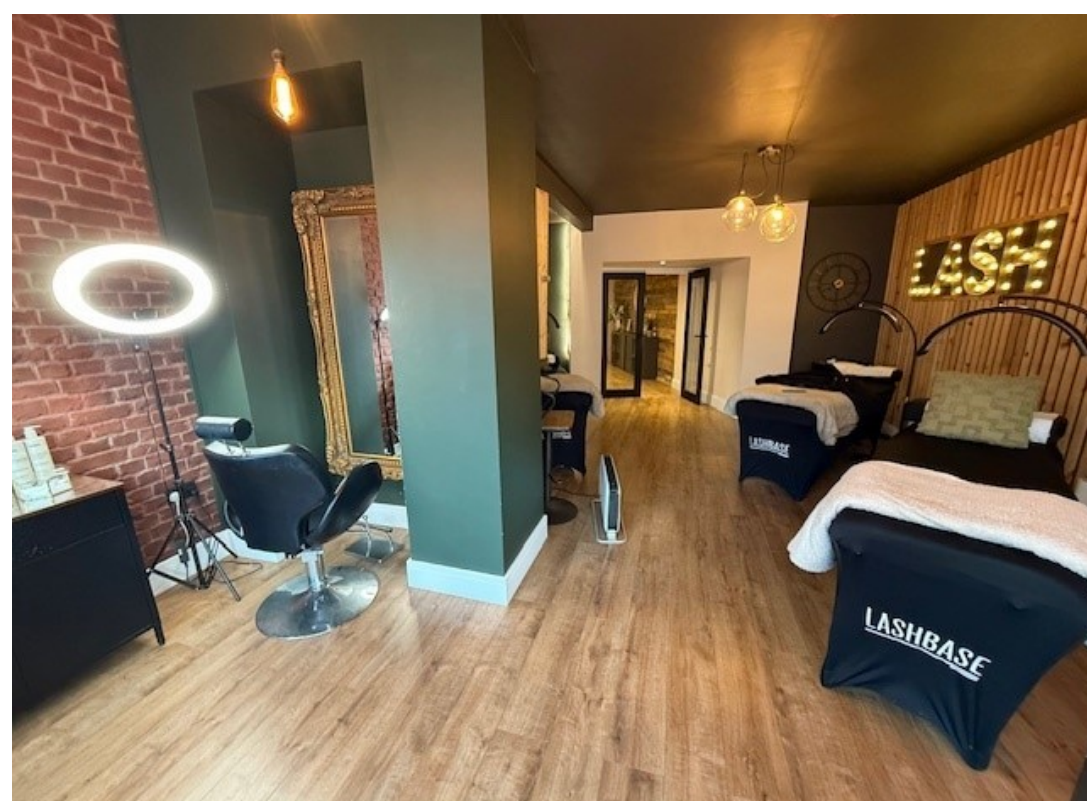
## The Flat

Property is accessed from its own private entrance to the front. The front door leads into entrance hall with stairs rising to the first-floor level. Property is divided over two levels with a spacious landing and a skylight providing natural light.

The accommodation incorporates a living room measuring 12'4" x 11'6" offering an aspect to the front with a uPVC double glazed window. Also located on the first floor is a kitchen/breakfast room measuring 14'5" x 8'1". The kitchen offers a range of base and wall mounted units with worktops, single bowl stainless steel sink with mixer tap, built in oven with ceramic hob overhead extractor fan, space for appliances a wall mounted combination boiler. There is an aspect to the rear with a single glazed sash window and space for a breakfast table and chairs. Second floor there are two bedrooms and a bathroom located on this floor,

Bedroom one 12'5" x 11'9" aspect to the front with uPVC double glazed window.

Bedroom two 14'4" x 8'9" aspect to the rear with a single glazed window, there is also a cupboard for storage but also giving access to a small loft area. Bathroom 9'4" x 5'10" suit comprises of a panelled bath, with mixer tap and shower arrangement, low level WC, pedestal wash hand basin, vanity mirror aspect to the rear with single glazed window.





**Services:** Mains water, Mains drainage, mains electricity and mains gas.

**Local and Planning Authority:** Teignbridge District Council, Forde House, Brunel Rd,  
Newton Abbot TQ12 4XX

**Council Tax:** Band: B

**Energy Performance Certificate:** Rating Flat: D Shop: TBC

**Tenure:** The property is freehold.

**Wayleaves, Rights & Easements:** The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:** The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings Strictly by appointment only** through Rendells Estate Agents, Tel: 01626 353881







**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
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- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.