





39 Buller Road, Newton Abbot

Guide £195,000 Freehold

Close To Local Amenities • On Street Resident Permit Parking Scheme • Entrance Hallway • Courtyard Garden • Spacious Open Plan Living/Dining Room • Victorian Mid-Terraced House • Video Walk-Through Available • Low Maintenance Courtyard Garden • 3 Double Bedrooms • Kitchen With Built In Units • No Onward Chain










BATH





Nestled on Buller Road, this charming Victorian terraced house, presents a wonderful opportunity for comfortable living in a sought-after area, ideally suited for those seeking a blend of classic charm and modern convenience. Located in a vibrant community, Buller Road provides easy access to local amenities and transportation links, making it an excellent choice for a wide range of prospective homeowners. FTTC broadband is available, catering to modern connectivity needs.

Accommodation

Stepping inside, you are greeted by a welcoming entrance hall leading to an open-plan reception room with feature stone fireplace - once two separate rooms, now opened to provide a versatile space for relaxation and entertaining. The kitchen, located at the rear of the property comprises wood effect flooring and built in floor and wall cabinets along with tiled splashback and room for a dishwasher and washing machine. A well-appointed downstairs bathroom with shower above the bath, toilet and sink completes the ground floor.
Upstairs, the property boasts three good sized double bedrooms, the principal featuring built in wardrobes and a landing with two storage cupboards. The property benefits from modern uPVC double glazing which has been installed throughout, mains gas central heating from a recently installed combi boiler, ensuring warmth and comfort during colder months, complemented by reliable mains electricity and water supply.

Garden

A private courtyard garden offers a low-maintenance outdoor space perfect for enjoying a morning coffee or an evening unwind.

Parking

Parking is available via a convenient resident permit scheme.

Agent's Notes

Council Tax: Band B
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.
EPC Energy Efficiency Rating: D





Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer: Any information provided is purely a guide and is noncontractual. 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 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. 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. To ensure compliance with HMRC's Anti Money Laundering and Source of Funds regulation, we use Smart Compliance. Purchasers and those providing funds towards a purchase are required to complete this compliance process, for which there is a £75.00 charge.