

for sale

offers in the region of **£130,000**



## Rear Of Queen Street Newton Abbot TQ12 2ET

A centrally located two bedroom freehold maisonette offered with no onward chain, providing an excellent opportunity for investors or first-time buyers alike. Positioned in the heart of Newton Abbot, just moments from the train station and local amenities, with potential for a tenant in situ!

# Rear Of Queen Street Newton Abbot TQ12 2ET

## Front Of The Property

### Entrance Hallway

Double glazed window to the front of the property, stairs to the first floor, gas central heating boiler and a wall mounted radiator.

### Utility

6' 10" x 6' 3" ( 2.08m x 1.91m )

Base units, fitted shelves, one bowl stainless steel sink/drain, plumbing for washing machine, space for tumble dryer.

### First Floor

Storage cupboard.

### Kitchen/Lounge/Diner

15' 6" x 11' 3" ( 4.72m x 3.43m )

Two double glazed windows to the side of the property, base units, one and a half bowl composite sink/drain, space for freestanding oven, part tiled and a wall mounted radiator.

### Bedroom One

11' 3" x 7' 1" ( 3.43m x 2.16m )

Two double glazed windows to the front of the property, loft hatch and wall mounted radiator.

### Bedroom Two

13' 5" x 6' 10" ( 4.09m x 2.08m )

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

### Bathroom

Obscure double glazed window to the front of the property, bath with shower over and glass screen, WC, wash hand basin, part tiled and a wall mounted radiator.

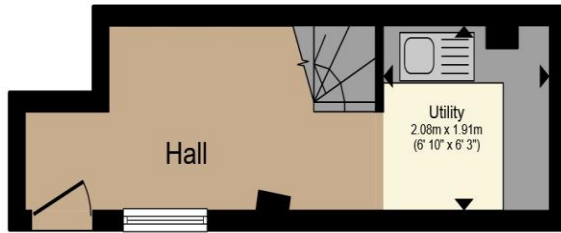
### Agents Note

Service Charge - £125 per year

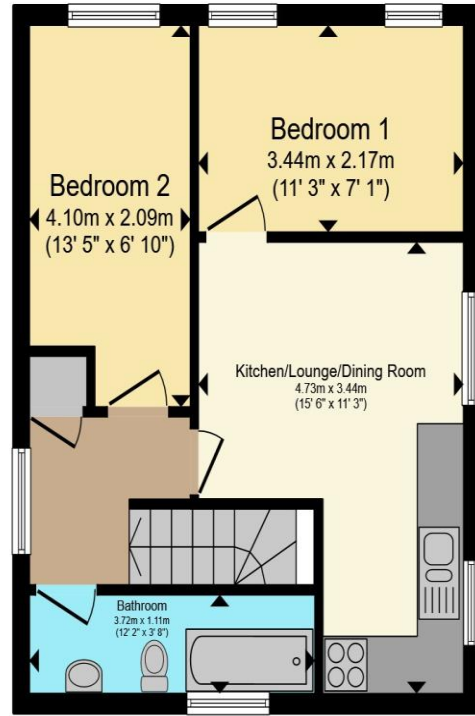
Buildings Insurance Premium - £250 per year







**Ground Floor**



**First Floor**

Total floor area 51.6 m<sup>2</sup> (555 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

Property Ref: NAB313214 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: A

**view this property online**  
**[connells.co.uk/Property/NAB313214](http://connells.co.uk/Property/NAB313214)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)