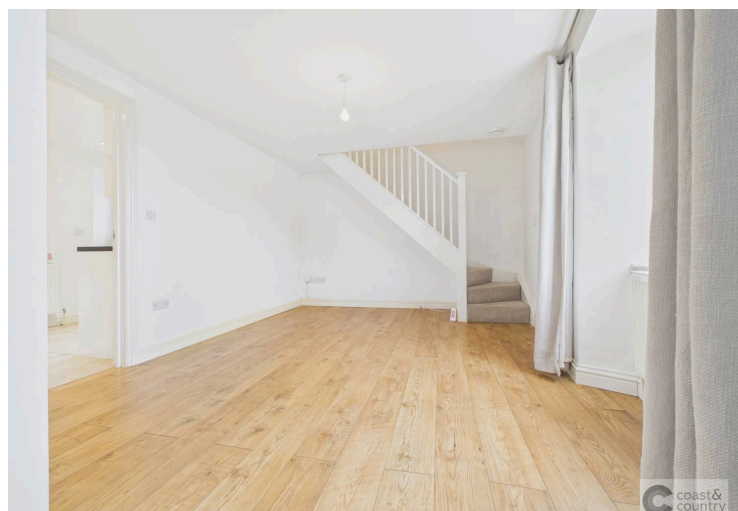
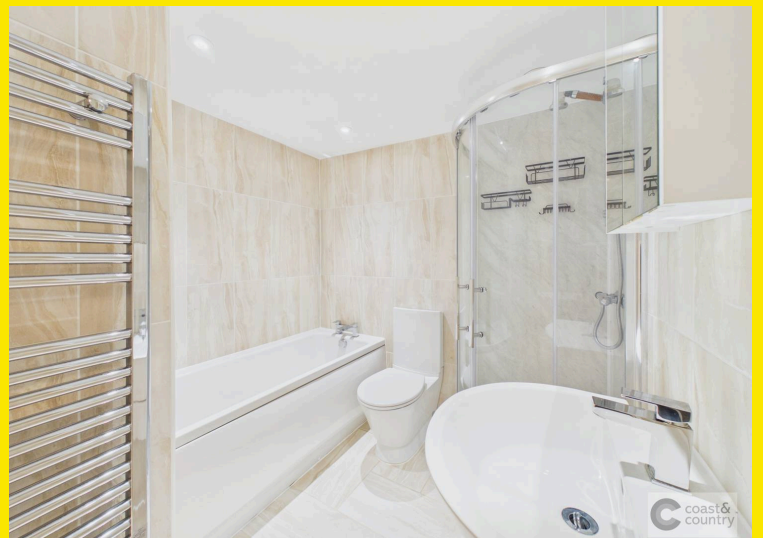


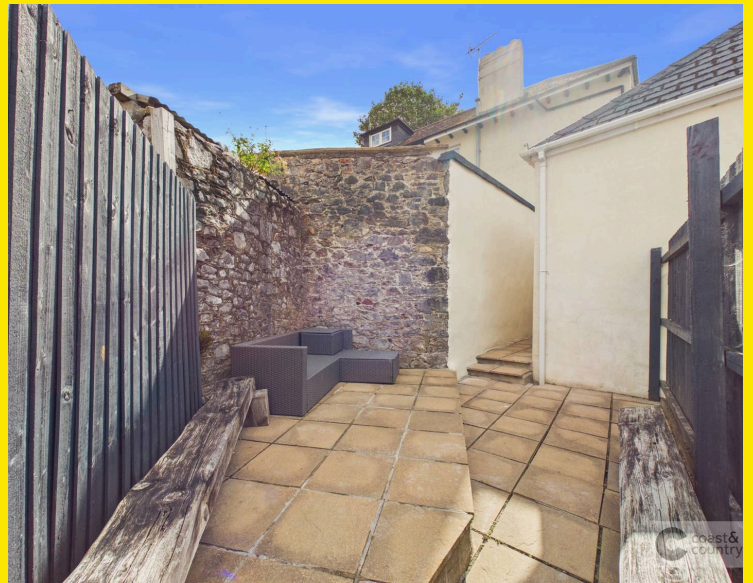


10 Old Exeter Road, Newton Abbot

Guide £190,000 Freehold

Virtual Walk-Through Available • No Upward Chain • Smartly Presented End Terrace House With Light And Airy Interior • 2 Bedrooms • Modern Fitted Kitchen With Sleek High Gloss Cabinets, One And A Half Bowl Sink, Tiled Floor And Selection Of Integrated Appliances • First Class Fully Tiled Bathroom With Ladder Style Towel Rail, Bath And Seperate Shower Cabinet • Gas Central Heating And UPVC Double Glazing • Enclosed Gravelled Front Garden And Secluded Rear Patio • Residents Parking Permit Scheme For On Road Parking Via Teignbridge District Council • Short Walk To The Vibrant Town Centre





This smartly presented two-bedroom end terrace house offers a light and airy interior, thoughtfully finished for comfortable modern living. The property is ideal for first-time buyers, professionals or those seeking a conveniently located home close to the heart of town. With a stylish and contemporary feel throughout, a virtual walk-through is available for those wishing to explore the property in further detail.

Situated just a short walk from the vibrant town centre, the property enjoys excellent access to a wide range of amenities including shops, restaurants, cafes and leisure facilities. Residents benefit from close proximity to local schools, parks and healthcare services, while the area is well served by public transport links and major road networks, making commuting and day-to-day travel both easy and convenient. The welcoming community atmosphere adds further appeal for those seeking a friendly and accessible neighbourhood.

Accommodation

The ground floor accommodation comprises a welcoming entrance area leading onto a spacious living room, filled with natural light from large uPVC double-glazed windows. The modern fitted kitchen is a standout feature, boasting sleek high gloss cabinets, a stylish one and a half bowl sink, tiled flooring and a selection of integrated appliances, creating a practical and attractive space for cooking and dining. The thoughtful layout ensures a seamless flow between rooms, ideal for both relaxation and entertaining.

Upstairs, the first floor offers two well-proportioned bedrooms, each presented in neutral tones to suit a range of furnishing styles. The first-class bathroom is fully tiled for a sophisticated finish and features a ladder style towel rail, a bath for relaxing soaks, and a separate shower cabinet for added convenience. The property benefits from gas central heating and uPVC double-glazing throughout, ensuring comfort and energy efficiency in all seasons.

Gardens

The property boasts an enclosed, gravelled front garden and a secluded patio to the rear. Perfect for alfresco dining or relaxing at the end of the day.

Parking

Parking is provided via a residents parking permit scheme, managed by Teignbridge District Council, allowing for on road parking close to the property and offering peace of mind for homeowners.

Agent's notes

Council Tax: Currently Band A

Tenure: Freehold

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

EPC Energy Efficiency Rating: C

Approximate total area

553 ft²

51.2 m²

Reduced headroom

9 ft²

0.9 m²

Reduced headroom

..... Below 5 ft/1.5 m



Ground Floor



Floor 1

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

GIRAFFE360

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.

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