



A charming one bedroom, ground floor apartment located in Newton Abbot with off road parking.

70 Torquay Road | Newton Abbot | TQ12 2HY





PROPERTY TYPE

Ground floor apartment



SIZE

651 sq ft



LOCATION

Town



AGE

Approx. 100 years



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating



PARKING

Off road parking



OUTSIDE SPACE

Hardstanding area



EPC RATING

66 (D)



COUNCIL TAX BAND

A



in a nutshell...

- Convenient location
- Retained period features
- Modern fitted kitchen
- Living room with fireplace
- Generous sized bedrooms
- Off road parking
- Walking distance from shops and amenities
- Close to train station



the details...

A spacious ground floor apartment in a Victorian mid-terraced property with one bedroom and off-road parking, in a convenient location a short walk from the shops, parks and amenities in the popular market town of Newton Abbot.

A wrought-iron gate leads onto steps up to a paved patio at the front of the property and leads to the entrance. Inside, it is well-presented with light and neutral decor throughout and it feels warm and welcoming with gas central heating and double glazing. It has retained period features including high ceilings with plaster coving, picture rails, deep skirting boards and a wonderful decoratively tiled fireplace.

An entrance porch leads through into a hallway which is carpeted and leads into the spacious living area which is carpeted, with a stylish papered feature wall and a fireplace which makes a wonderful feature and focal point for the room. It also has picture rails and a low-level cupboard built into the recess on one side of the chimney breast.

A door leads through into the generously sized kitchen which has a durable tile-effect vinyl floor and a modern fitted kitchen with plenty of granite-effect worktop space, tiled splashbacks and a range of fitted units with matching wall-cabinets providing ample cupboard space. There is a built-in fan-oven with a ceramic hob above, a stainless-steel sink, floor space for an upright fridge/freezer and space with plumbing beneath the worktop for a washing machine. A handy storage cupboard has double louvre doors and provides additional storage, and there is a door leading to the rear of the property.

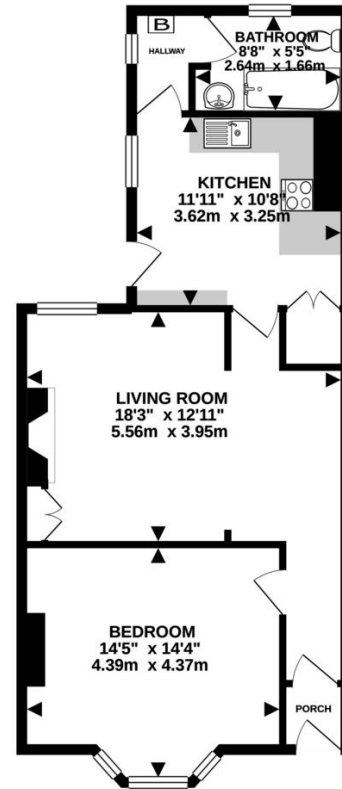
A small hallway at the rear offers storage and a wall-mounted condensing combi-boiler provides the central heating and hot water on demand. This leads into the bathroom which has a vinyl floor and fully tiled walls, containing a white suite comprising a bath with an electric shower above, a pedestal basin and a WC.

The bedroom is a very roomy double with a stylish papered feature wall, carpet underfoot, and a bay window to the front providing plenty of natural light.

Outside, beside the kitchen, there is an area of hardstanding with an outside tap for convenience and a handy plastic garden store. At the rear, a concrete parking area has space for one car, accessed from Alexandra Terrace, with additional on-road parking nearby where a residents' permit scheme is in operation.

Annual ground rent - £10

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA - 651 sq.ft. (60.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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the location...

The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

Shopping

Late night pint of milk: Sainsbury's local/Aldi 0.3 mile

Town centre: Newton Abbot 0.6 mile

Supermarket: Aldi/Sainsbury's 0.6 mile

Relaxing

Teignmouth Beach: 6.5 miles

Park: Courtenay Park 0.4 mile/Baker's Park 0.9 mile

Tennis court, dog walk, cycle route: Forde Park: 0.4 mile

Leisure Centre: Newton Abbot 1.1 miles

Travel

Bus stop: Torquay Road approx. 100 ft.

Train station: Newton Abbot 0.3 mile

Main travel link: A380 Penn Inn roundabout 0.4 mile

Airport: Exeter 20.7 miles

Schools

Wolborough C of E Primary School: 0.3 mile

Coombeshead Academy: 1.4 miles

Newton Abbot College: 1.1 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 2HY

Need a more complete picture? Get in touch with your local branch...

Tel **01626 362 246**
Email **newton@completeproperty.co.uk**
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how to get there...

From our Newton Abbot Office, continue on Queen Street and turn left onto Fairfield Terrace, at the end of the road turn left onto Torquay Road. The property can be found on the right, just past the turning for Church Road.

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