



Newton Abbot

- Virtual Tour/Online Viewings Available
- Grade II Listed Mid Terraced House
- 2 Double Bedrooms
- Smart Kitchen/Breakfast Room
- Ground Floor Bathroom
- Good Sized Enclosed Rear Garden
- Convenient for the Town Centre
- No Upward Chain

Asking Price:

£180,000

Freehold

EPC RATING: Exempt

137 East Street, Newton Abbot, TQ12 2LQ

A modernised and well-presented period grade II listed terraced home offering an abundance of charm and character situated in a convenient location. Internal viewings are a must as the accommodation is deceptively spacious. Gas central heating is installed and the property is fully double-glazed bar one window at the rear. Outside there is a good sized garden to the rear. There is no onward chain and viewings come highly recommended.

Newton Abbot is a popular market town and East Street is conveniently situated just off the heart of the town centre, with its wide range of shops, businesses, restaurants and coffee shops. The property is also within walking distance of a school, local parks, the bus station and mainline railway station. The A380 dual carriageway linking Torbay and Exeter (M5 beyond) is approximately ¼ mile away.

Accommodation:

An open-canopied porch with part obscure glazed entrance door leads to the lounge with feature brick fireplace and inset wood burner (not working – for effect only), window to front, storage cupboard and part obscure glazed door to the kitchen/breakfast room which is fitted with a modern range of wall and base units with rolled edge work surfaces, tiled splashbacks and inset sink unit. There is also a breakfast bar, tiled flooring and door and stairs to first floor. From the kitchen a further door leads to the utility room with door to outside, sink unit and plumbing for washing machine. There is also a bathroom on the ground floor with a white suite and cupboard housing wall mounted boiler. Upstairs there are two double bedrooms.

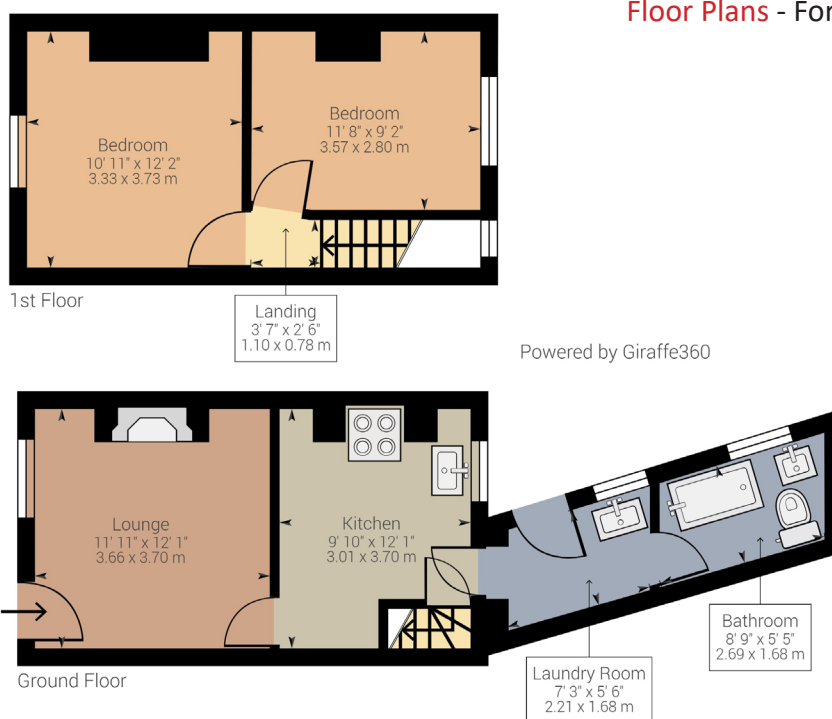
Gardens:

Outside to the rear there is a courtyard and gate that leads to a good sized garden with gravelled seating/dining area and small level lawned area.

Agents Notes

Council Tax Band: Currently Band A

Floor Plans - For Illustrative Purposes Only



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Approximate net internal area: 594.59 ft² / 55.24 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Directions

From the Penn Inn roundabout follow the signs for Totnes and the town centre, keeping on the left hand lane. Follow the road towards Totnes and the property can be found on the right just before the Sainsbury's local store.

Energy Performance Certificate

Full report available on request

Exempt as Grade II Listed

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.