



Newton Abbot

- Virtual Viewings Available
- Mature Terraced House
- 2 Bedrooms
- Lounge & Dining Room
- Kitchen/Breakfast Room
- Gas Central Heating & Double Glazing
- Rear Garden
- Resident Permit Parking Scheme

Asking Price:

£179,950

Freehold

EPC RATING: TBC

7 Salisbury Road, Newton Abbot, TQ12 - Draft

A mature middle terraced house situated on the level for Newton Abbot town centre, the railway station and 2 nearby parks. Well-presented, the property has a delightful enclosed garden to the rear featuring a decked area with balustrade, paving and a handy shed.

Newton Abbot itself offers a wide range of shopping and leisure facilities including a vibrant high street, supermarkets, coffee shops and restaurants, schools, a hospital, leisure centre and various parks. The property is a short, level walk from both the mainline train station and bus station and for the commuter there is good access to the A380 linking Torbay and Exeter (M5 beyond).

Accommodation:

The interior benefits from a gas central heating system and double-glazed windows and external doors. A cosy lounge overlooks the front and has twin glazed doors opening to a dining room. At the rear is an L-shaped kitchen/breakfast room with patio doors to the garden. On the first floor are 2 double bedrooms, the master featuring 2 windows overlooking the front. Completing the accommodation is a smart modern shower room/WC.

Gardens:

Delightful enclosed rear garden with deck, paving and timber shed.

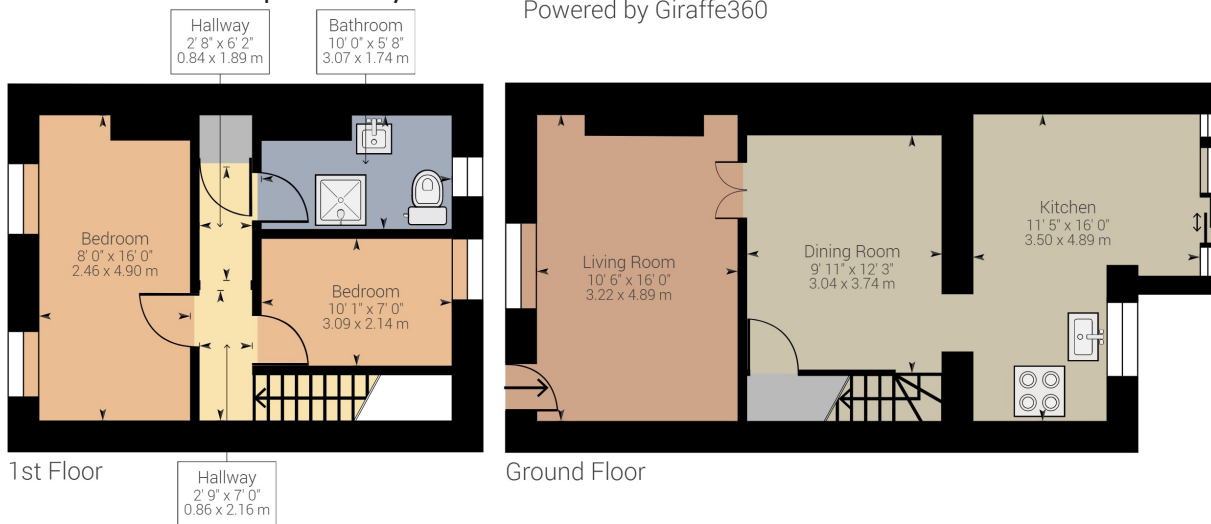
Parking:

A resident permit parking scheme operates in Salisbury Road; further details available from Teignbridge District Council 01626 361101

Agents Notes

Council Tax Band: Currently Band B

Floor Plans - For Illustrative Purposes Only



Approximate net internal area: 788.57 ft² / 73.26 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 Newton Abbot's Penn Inn Roundabout, take the Newton Abbot exit, following signs for the town centre. Bear right onto the B3195 (Station Road) and pass the railway station on your right hand side. At the junction, turn right onto The Avenue and take the second right into St Johns Street, then the first left into Salisbury Road.

Energy Performance Certificate

Full report available on request

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.