

## Newton Abbot

- Middle Terraced House
- 2 Bedrooms
- Living Room & Kitchen
- Shower Room/WC

- Rear Courtyard
- Ideal First Time Buy or BTL Investment
- Gas Central Heating & Double Glazing
- Convenient for Town Centre

Asking Price:  
**£155,000**  
**Freehold**  
EPC RATING: D63

# 18 Wain Lane, Newton Abbot, TQ12 2SA

A mature middle terraced house not far from Newton Abbot town centre with an area of rear courtyard and garden store. Offering accommodation which is traditionally laid out, the property has a gas central heating system and replacement double glazed windows.

The property, situated on Wain Lane, would make a good buy to let investment or first time purchase and is located close to Dyrions Leisure Centre and town centre with its extensive range of amenities.

## Accommodation:

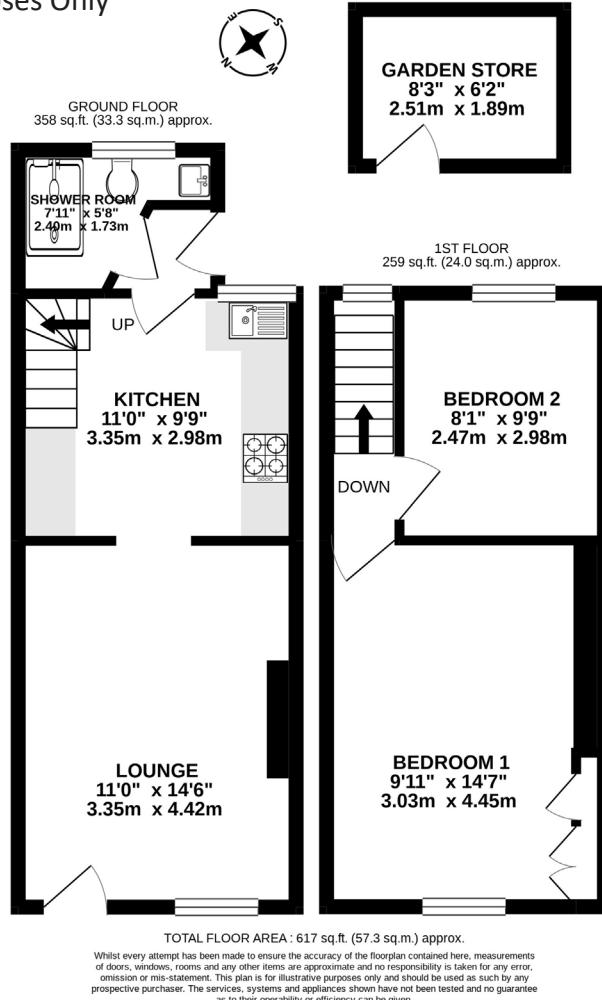
The front door opens directly into the living room which overlooks the front of the house. At the rear is the kitchen with fitted units and some attractive exposed stonework and the stairs to the first floor. A rear lobby provides access to the back door and the courtyard, as well as a shower room/WC with white suite. On the first floor are 2 bedrooms.

## Gardens:

Rear courtyard with garden store.

Agents Notes: Council Tax: Currently Band B

## Floor Plans - For Illustrative Purposes Only

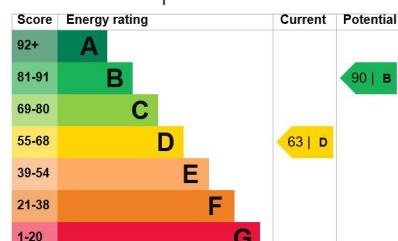


## Directions

From Newton Abbot Dyrions Roundabout, take the 3rd (Exeter Road) exit towards the town centre. Take the first right into Highweek Road and follow it right to the end where there is a car park. Just before the car park, turn right onto Wain Lane.

## 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.



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