



Newton Abbot

- Virtual Tour/Online Viewings Available
- Mid Terraced House
- 2 Double Bedrooms
- Lounge & Kitchen
- Ground Floor Bathroom
- Gas Central Heating & Double Glazing
- Enclosed Rear Garden
- Close To Town

Guide Price:

£170,000

Freehold

EPC RATING: D68

15 Quay Terrace, Newton Abbot, TQ12 2BX

A well-presented older-style terraced house situated in a level and central location boasting two double bedrooms, open plan lounge/dining room with feature stone chimney breast and conservatory. Gas central heating and double glazing are installed and outside there is a decked and lawned garden with outside store. The property will appeal to a wide range of buyers and make an ideal first purchase or investment for letting and viewings come highly recommended.

Quay Terrace is situated in a convenient and level location just off the town centre and within walking distance of a wide range of shopping and leisure facilities and the mainline railway station. Osbourne and Courtenay parks are close by and The Quay is a short walk away. The A380 is easily accessed linking Exeter and Torbay.

Accommodation:

An obscure double glazed entrance door leads to the lounge with a feature stone chimney breast with space for electric fire, cupboard to side, window to front and archway to the kitchen/diner which is L-shaped with a range of wall and base units with rolled edge work surfaces, tiled splashbacks and inset sink unit. There is an integrated oven and hob and spaces for fridge/freezer and washing machine, stairs to first floor and part glazed door to a conservatory which is double glazed with door to the garden. Also on the ground floor there is a modern bathroom with white suite and shower over bath. On the first floor there are two double bedrooms.

Gardens:

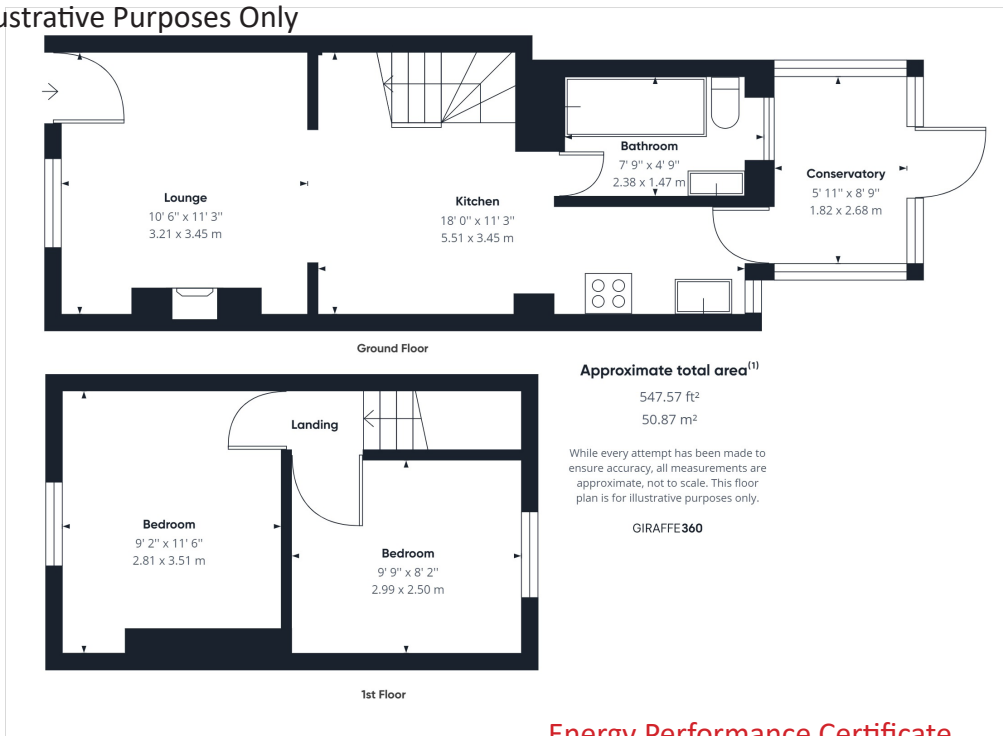
Outside there is an enclosed rear garden which has a decked terrace and lawn with brick store and gate to rear.

Parking:

Residents on street permit parking is available close by.

Agents Notes: Council Tax: Currently Band A

Floor Plans - For Illustrative Purposes Only



Directions

From Newton Abbot's Penn Inn Roundabout take the Newton Abbot exit and follow signs for the town, following the road around to the right and passing the Railway Station on your right. Take the first right hand turning after the Railway Station and then the first left into Quay Terrace. The property is on the right.

Energy Performance Certificate

Full report available on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.