



## Newton Abbot

- Virtual Tour/Online Viewings Available
- Period Mid-Terraced House
- 3 Bedrooms & 2 Reception Rooms
- Good Sized Kitchen/Breakfast Room
- Family Bathroom with Shower Cubicle
- Gas Central Heating & Double Glazing
- Front & Rear Gardens
- Garage & Workshop

Guide Price:

**£300,000**

Freehold

EPC RATING: D58

# 19 Torquay Road, Newton Abbot, TQ12 2LW - Draft

Coast & Country are delighted to welcome to the market this spacious three bedroom Victorian mid-terraced property on Torquay Road in Newton Abbot. The property is well-presented and boasts two reception rooms and a further bonus is a garage and workshop to the rear. Internal viewings come highly recommended to appreciate the convenient location and accommodation on offer.

Newton Abbot is a popular market town and Torquay Road 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 ¾ mile away.

## Accommodation:

A part-obscured double glazed entrance door leads to a porch where a further part-glazed door leads to the hallway with stairs to first floor, cupboard under and a cloakroom/WC. The lounge has a double glazed window to the front with window shutters and a multi-fuel burning stove. There is a separate dining room and a generous kitchen/breakfast room with a modern range of wall and base units with wooden work surfaces and tiled splash-backs with Belfast sink, tiled flooring, two double glazed windows to the side and double glazed folding doors to the garden.

Upstairs there is a spacious landing suitable for a study area, three bedrooms and a lovely bath/shower room with white suite comprising roll top free-standing bath, shower cubicle, low level WC and wash basin. Gas central heating and double glazing are installed.

**Gardens:** Outside to the front there is a gravelled border and steps to front door. The rear garden is easy to maintain with decked seating area part of which is covered and level AstroTurf.

**Parking:** There is a garage to the rear with electric door and workshop alongside.

## Agents Notes:

Council Tax: Currently Band C

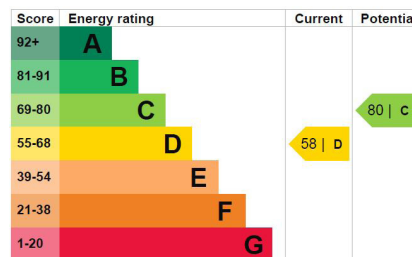
## Floor Plans - For Illustrative Purposes Only



## Directions

From the Penn Inn roundabout take the A381 Totnes Road, keeping in the left hand lane, passing Forde Park on the left. The property can be found on the right hand side before the turning into Devon Square.

## Energy Performance Certificate



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 ± 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.