



## Newton Abbot

- Semi-Detached House
- 2 Double Bedrooms
- Lounge & Kitchen
- Ground Floor Bathroom
- Double Glazing
- Gardens to 3 Sides
- Potential (stp) to extend
- Close to Schools

Guide Price:

**£190,000**

Freehold

EPC RATING: D61

# 45 Brownhills Road, Newton Abbot, TQ12 1TU - Draft

Coast & Country are very pleased to have been given instructions to market this two-bedroom semi-detached property with a very good-sized corner plot garden in an established residential location in Newton Abbot.

Set around 1 mile from the town centre of the popular market town of Newton Abbot which offers a wide range of shops and amenities plus good road links via the A380 to Torbay and Exeter and the A38 towards Plymouth. There is also a mainline railway station with express services to the capital. The property is situated close to Highweek primary school and Newton Abbot's Leisure Centre and within a short walk of both of Newton Abbot's secondary schools, making it ideal for families.

## Accommodation:

The property is approached via a footpath leading to a uPVC door to the side. The ground floor comprises a bathroom with modern white suite with shower above the bath, lounge overlooking the front and kitchen to the rear. The kitchen is light and airy and also provides access to the rear garden. There is a sliding door from the lounge leading to the staircase and on the first floor are 2 generous double bedrooms.

The property does lend itself to a degree of updating and refurbishment, but subject to all necessary permissions and consents, there could be the potential to extend the property and provide a larger family home.

## Gardens:

There are gardens to 3 sides, all mainly laid to lawn and the side garden is of a particularly good size.

## Parking:

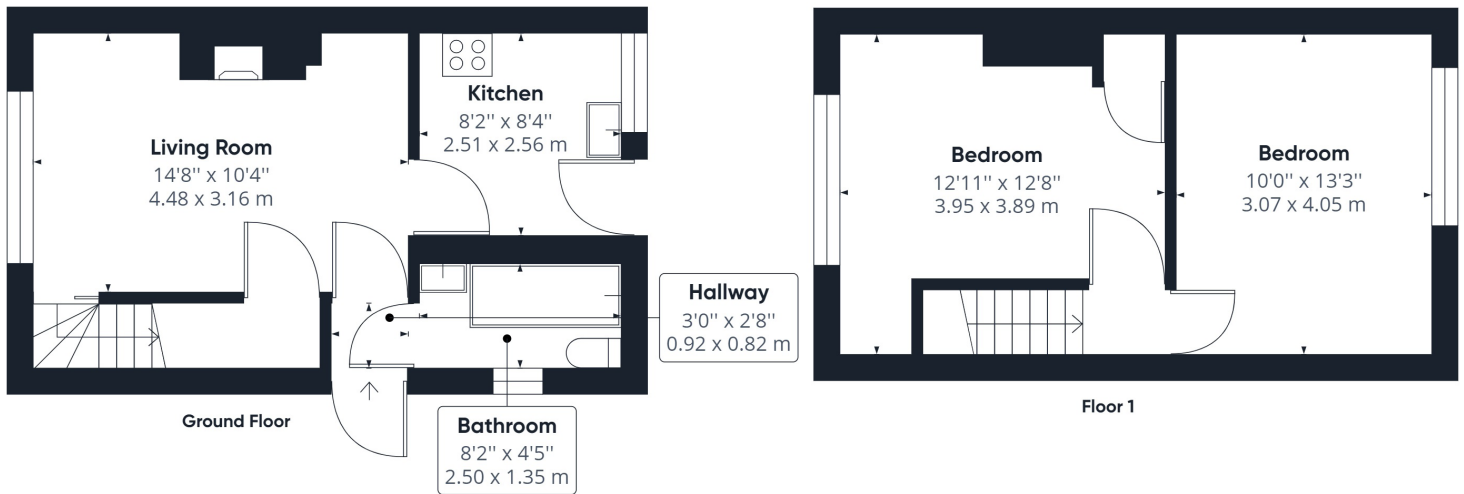
There is a concrete parking space through double gates to the side of the property providing off road parking.

## Agents Notes:

Council Tax: Currently Band B

We are advised that the back boiler and gas fire are no longer serviceable.

## Floor Plans - For Illustrative Purposes Only



### Approximate total area<sup>(1)</sup>

567.64 ft<sup>2</sup>  
52.74 m<sup>2</sup>

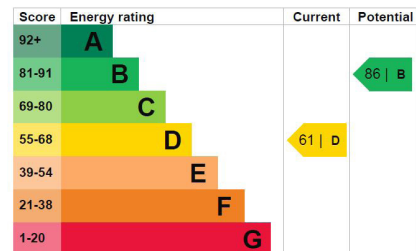
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Directions

From the Coast & Country office follow the one way system. At the traffic lights turn left onto Halcyon road. At the next set of traffic lights turn right into Highweek Street then take the first left into Highweek road, take the first left into Brownhills Road.

## 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  $\pm$  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.