



Newton Abbot

- Virtual Tour/Online Viewings Available
- Victorian Mid-Terraced House
- 3 Double Bedrooms
- 2 Reception Rooms
- Modern Kitchen & Bathroom
- Enclosed Rear Courtyard Garden
- Town Centre Location
- Convenient for Schools

Guide Price:

£225,950

Freehold

EPC RATING: E50

34 Fairfield Terrace, Newton Abbot, TQ12 2LH - Draft

Coast and Country are very pleased to have been given instructions to market this lovely 3 bedroom Victorian terraced home situated in the heart of Newton Abbot. The property is well-presented throughout and blends several original features with modern. The property boasts a modern kitchen and bathroom, double glazing and gas central heating. This property is ideally suited to a wide range of buyers; whether a first purchase, a family home or an investment for letting, we expect this house to be popular and an early viewing is recommended to avoid disappointment.

Newton Abbot is a popular market town and Fairfield Terrace is conveniently situated just off the main street, with its wide range of shops, businesses, restaurants and coffee shops. The property is also within walking distance of a number of primary schools, local parks, the bus station and mainline railway station. The town's two secondary schools are within ¼ mile and the A380 dual carriageway linking Torbay and Exeter (M5 beyond) is again approximately ¾ mile away.

Accommodation: Approached over an area of hardstanding, there is a covered archway leading to the front door. Inside is a well-proportioned hallway with storage area under the stairs and doors to both the lounge and kitchen. The lounge offers a good amount of space and has a feature fireplace which is currently not in use. Once separate, the dividing wall has been removed to make this room open plan with the dining room behind, allowing natural light to flood in from both the front and back of the property. The dining room is also of a good size, easily big enough for a six-seater table and again has a feature fireplace which is currently not in use. The kitchen is modern and situated at the back of the property; accessed either via the hallway or through the dining room. The space has been well utilised and offers a good amount of worktop space along with a free-range oven. There are also French doors leading to the rear courtyard garden.

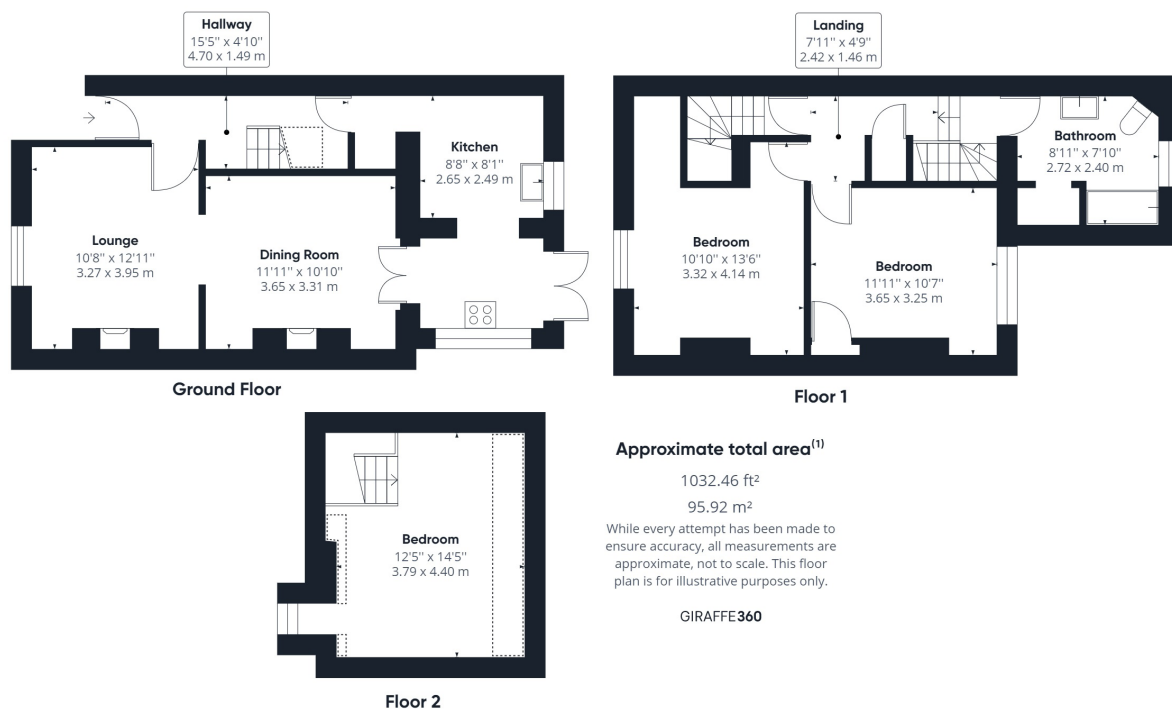
From the hallway, stairs lead to a half-landing with window which leads first to the spacious family bathroom including bath with shower over, basin and WC. Up a further three stairs are bedrooms two and three which are both generous doubles. From the hallway, there is a staircase leading to the third double bedroom which is in the converted loft. This room has ample space for double bed and further storage can also be found in the eaves. The room has two Velux windows, one on either side of the roof and completes the accommodation of the property.

Gardens: To the rear is a good sized courtyard garden with raised beds and shed.

Parking: A residents' permit parking scheme is in operation through the local council. Zone B.

To the front is a versatile area of hardstanding.

Floor Plans - For Illustrative Purposes Only



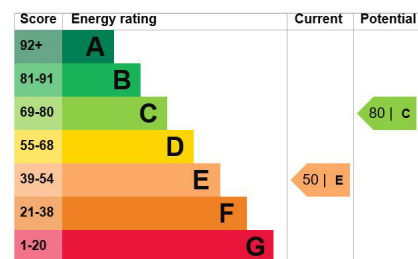
Agents Notes:

Council Tax: Currently Band B

Directions:

From Newton Abbot's mainline railway station, head along Queen Street towards the town centre. At the junction with The Avenue, take the left hand lane and go straight ahead to continue along Queen Street. Take the third left into Fairfield Terrace and the property is on the right hand side about halfway up the road. Please note Fairfield Terrace is one way.

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.