



Newton Abbot

- Suitable for Cash/Investor Buyers
- Period Mid-Terraced House
- 2/3 Bedrooms
- 2 Reception Rooms
- Resident Permit Parking
- Convenient for Town
- Courtyard Garden
- In Need of Complete Refurbishment

Guide Price:

£150,000

Freehold

EPC RATING: G2

5 Western Road, Newton Abbot, TQ12 1BE

In need of complete renovation and being suitable for cash/investor buyers is this Victorian 3 bedroom mid terraced house situated just off the town centre. The windows are mainly double glazed and outside there is a small courtyard and resident on street permit parking.

Western Road is conveniently situated just a short distance from Newton Abbot town centre with its wide range of shopping, business and leisure facilities. For the commuter the A380 dual carriageway to Exeter and Torbay is approximately one mile away and the mainline railway station is within similar walking distance.

Accommodation:

A uPVC entrance door to entrance porch with multi-obscure glazed hardwood door to the hallway with stairs to the first floor. The lounge has a double-glazed window to front, feature tiled fireplace and picture rail. The dining room has a double-glazed window to the rear, feature tiled fireplace with cupboards either side, picture rail and door to the kitchen with single drainer sink unit, under stairs storage cupboard, further storage cupboard and cupboard housing wall mounted gas boiler with window and part-glazed door to outside. On the first floor landing there is a storage cupboard and access to loft. Bedroom one has a double glazed window to front, feature fireplace, cupboard and picture rail whilst bedroom two has a feature fireplace, storage cupboard, picture rail and double glazed window to rear. The bathroom has a panelled bath and low-level WC with door leading to the third bedroom/study with feature fireplace and sash window.

Gardens:

Outside there is an enclosed courtyard and gate to rear service lane.

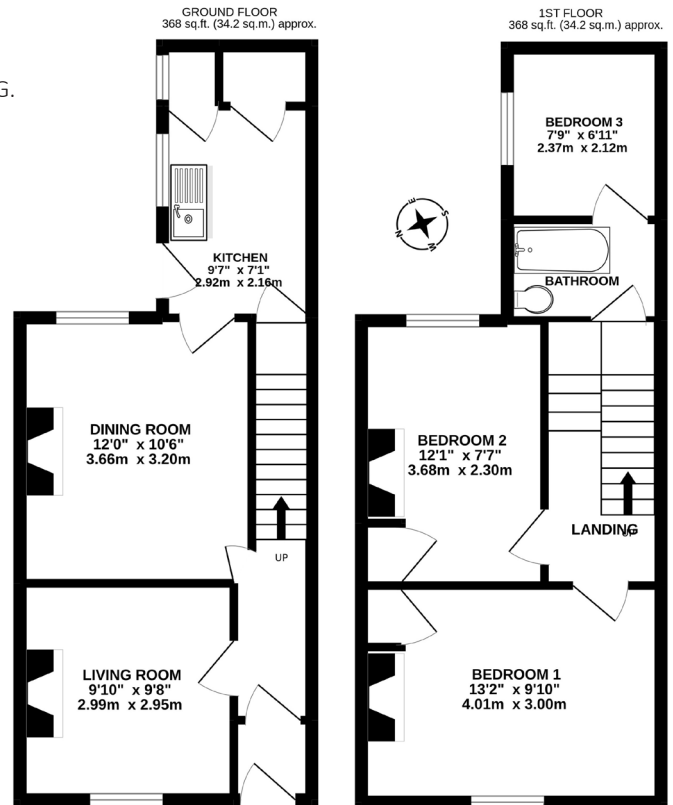
Parking:

Residents' on street permit parking is available through the local authority. Zone G.

Agents Notes:

Council Tax: Currently Band B

Floor Plans - For Illustrative Purposes Only



TOTAL FLOOR AREA: 736 sq.ft. (68.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 6/2022

Directions

From the Penn Inn roundabout at Newton Abbot follow signs for Totnes A381 as the road becomes East Street. Turn left into Beaumont Road. Turn right into Hampton Road and 3rd left into Western Road

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		51 E
21-38	F		
1-20	G	2 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.