



A well-presented Victorian, mid-terraced property, in need of modernisation, with two double bedrooms and a courtyard close to local amenities

5 George Street | Newton Abbot | TQ12 1HX



thoroughly good property agents



PROPERTY TYPE

Mid Terraced House  
Freehold



SIZE

914 sq ft



LOCATION  
Town



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Permit Parking



OUTSIDE SPACE

Patio



EPC RATING

61 (D)



COUNCIL TAX BAND

B



### in a nutshell...

- Two Double Bedrooms
- No Onward Chain
- Open Plan Living/Dining Room
- Walking distance to train station
- Large Family Bathroom
- Courtyard Garden
- Investment opportunity or first-time home
- Close to local shops, schools and amenities



## the details...

A Victorian, mid-terraced property, with two double bedrooms and a courtyard, conveniently located a short walk from the shops, parks and amenities in the popular market town of Newton Abbot.

Inside, it has light and neutral décor throughout, it is warm and welcoming with gas central heating and double glazing throughout.

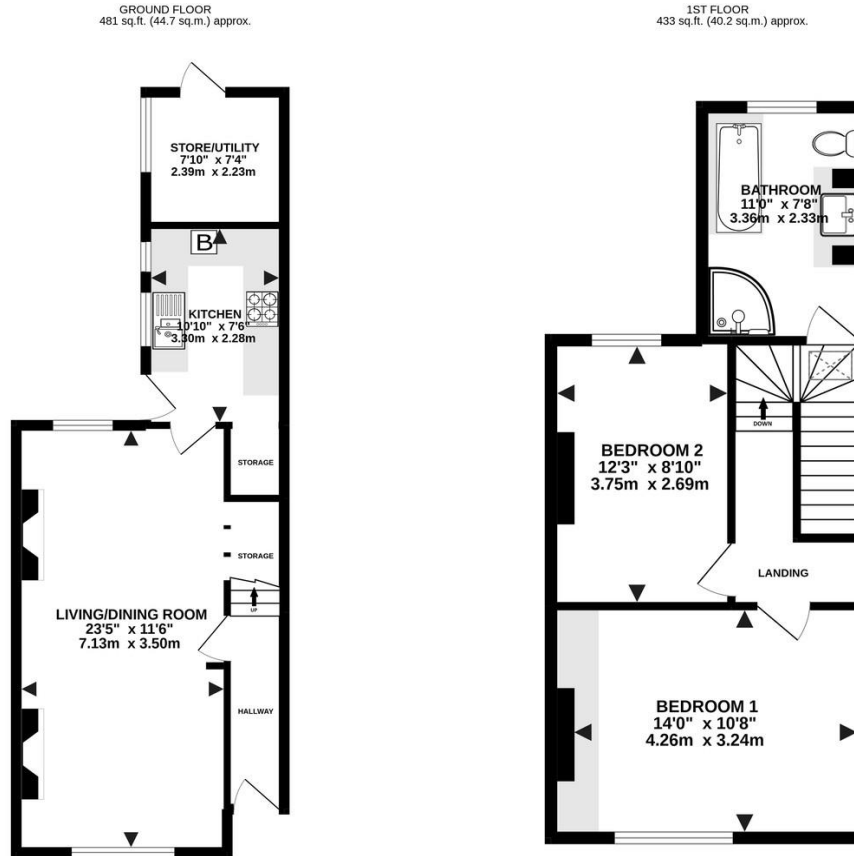
The accommodation comprises of a sheltered entrance, leading into a hallway with a staircase to the first floor, a door into a spacious open plan living/dining room filled with light from dual-aspect windows, and there are two brick fireplaces with chunky oak lintels making nice features and focal points for the room. There is an under-stairs storage area, and a door leads through into the rear kitchen which has plenty of worktop and oak-fronted cupboard space, tiled splashbacks, a built-in fan oven, with a gas hob and integral filter hood above, a one and a half-bowl stainless-steel sink, and a wall-mounted combi-boiler which provides the central heating and hot water on demand. There is a storage area beneath the stairs also housing the gas meter, and a back door leads to the courtyard.

Upstairs, there are two light and airy bedrooms, a large double with built-in wardrobes either side of the chimney breast, and a smaller double with a window to the rear. Off the half-landing there is a large bathroom containing a bath, a separate corner shower with a rain head and auxiliary showerhead, a WC and a basin with an inset mirror and mosaic-tiled surround. A hatch in the landing ceiling provides access to the loft space.

Outside, steps from the back door lead down to the low-maintenance courtyard of hardstanding, where there is an outside tap for convenience and, at the end of the property, there is a storeroom/utility with lights, power and plumbing for a washing machine. There is an additional covered area, and at the front of the property there is a small area of garden with a flower bed, and parking is on-road, where a residents' permit scheme is in operation.



## the floorplan...



TOTAL FLOOR AREA: 914 sq.ft. (85.0 sq.m.) approx.

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## the location...

The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

## Shopping

Late night pint of milk: One Stop 0.2 miles  
Town centre: Newton Abbot 0.4miles  
Supermarket: Asda 0.5 miles

## Relaxing

Beach: Teignmouth 6.9 miles  
Park: Bakers Park: 0.5 miles  
Newton Abbot Leisure Centre: 0.7 miles  
Dainton Golf Club: 2.8 miles

## Travel

Train station: Newton Abbot 0.8miles  
Main travel link: A380 1.2 miles  
Airport: Exeter Airport 20.8 miles

## Schools

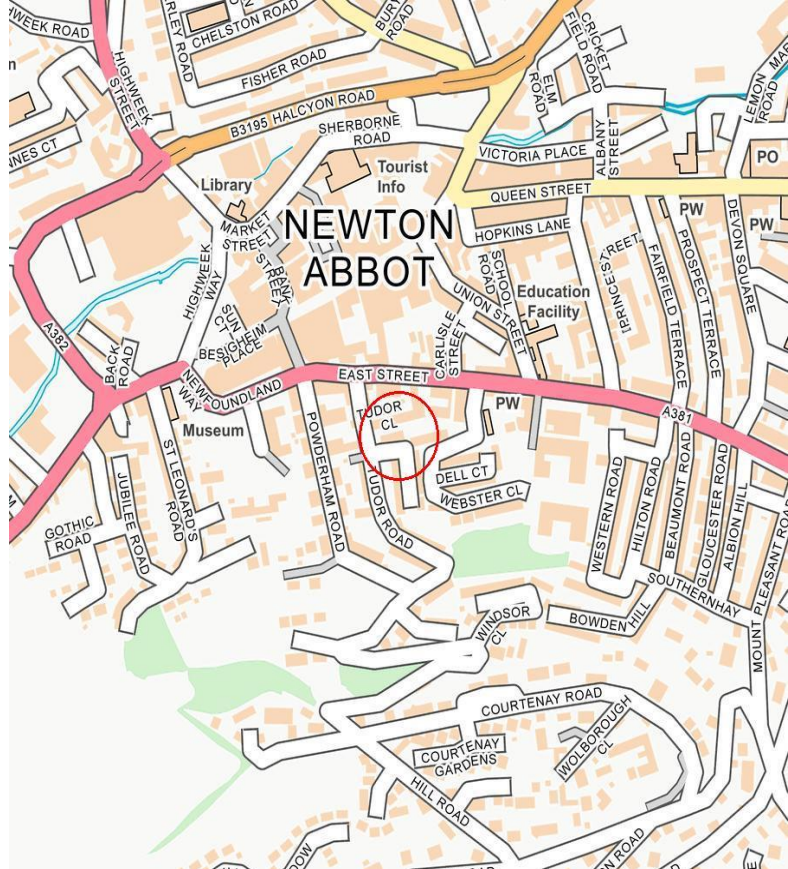
Bradley Barton Primary School: 1.5miles  
Coomeshead Academy: 1 miles  
Newton Abbot College: 0.7 miles  
Stover School: 3 miles

Please check Google maps for exact distances and travel times.

**Property postcode: TQ12 1HX**

## how to get there...

From our Newton Abbot office continue down the one way street and turn left onto King Street. Turn right onto East Street (A381) and turn left onto Tudor Road just past the Esso garage. Then take the second left onto George Street, where the property can be found.





Need a more complete picture? Get in touch with your local branch...

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