



Newton Abbot

- Virtual Tour/Online Viewings Available
- Mature Mid-Terraced House
- 2 Double Bedrooms
- Open Plan Lounge/Diner
- Galley Style Kitchen
- Ground Floor Bathroom
- Gas Central Heating
- Level for Town Centre

Guide Price:

£170,000

Freehold

EPC RATING: D64

2 Lemon Place, Newton Abbot, TQ12 2BD

A mature middle terraced cottage-style house situated just off Queen Street in the centre of the market town of Newton Abbot. Smartly presented and with a modern boiler firing the central heating and hot water system, and double-glazed windows and front door, the property has an area of courtyard at the rear.

On the level for an extensive range of town centre shops, amenities and mainline railway station, the property is sure to appeal to a wide spectrum of buyers such as investors, first time buyers or buyers looking for a convenient location.

Accommodation:

Stepping inside, an internal porch leads into the open plan reception room. Previously two rooms, the now open plan double-aspect room has plenty of light and space for sitting and dining. There is also a deep understairs cupboard providing handy storage space. At the rear, a modern fitted kitchen has a door to the outside. Completing the ground floor is a bathroom/WC with modern white suite. On the first floor, a landing provides access to 2 double bedrooms.

Outside:

There is a small area of courtyard to the rear of the property.

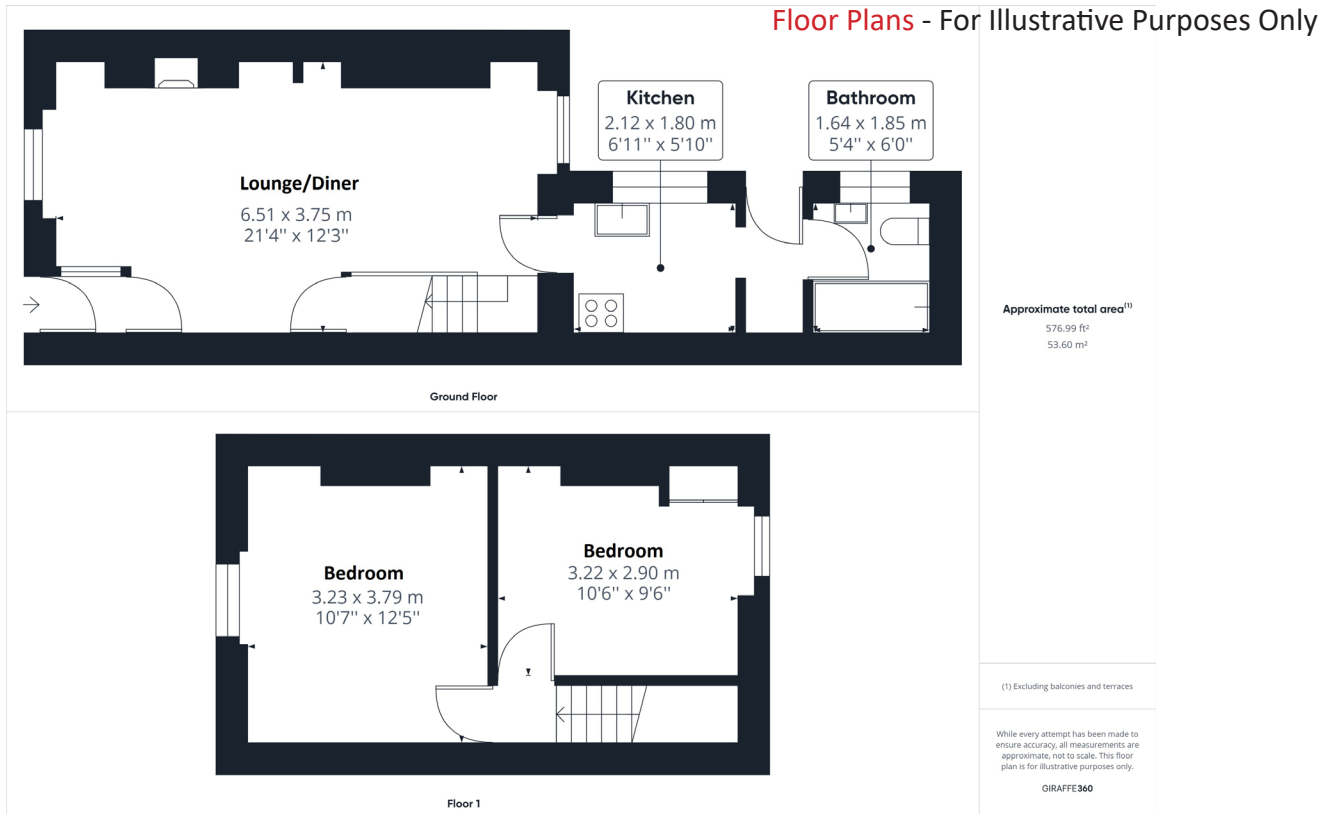
Parking:

Resident Permit Parking available through Teignbridge District Council: Zone E

Agents Notes:

Council Tax: Currently Band A

Mains water. Mains drainage. Mains electricity. Mains gas.



Directions

From the A380 Penn Inn roundabout at Newton Abbot follow signs for town centre. At the fork in the road bear right for the train station follow the road (Station Road) and bear left at the war memorial into Queen Street. Turn right by Costcutter into Lemon Road. Turn right into Lemon Place.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	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.