



Newton Abbot

- Video Walk-through Available
- Mid-Terraced House
- 2 Double Bedrooms
- Kitchen/Breakfast Room
- Useful Rear Porch/Utility Space
- Conservatory
- Bathroom & Separate WC
- Enclosed Rear Garden & Garage

Guide Price:

£220,000

Freehold

EPC RATING: TBC

30 Chichester Way, Newton Abbot, TQ12 4HP - Draft

A mature mid-terraced house overlooking an open green area within a sought-after residential area with a lovely rear garden enjoying a sunny aspect and garage to rear. The property will appeal to a wide range of buyers making an ideal family home, first purchase or investment for letting and an internal viewing is recommended.

Chichester Way is situated within Buckland which is a popular and established residential area. Local amenities include a convenience store, primary school and a small parade of shops. Newton Abbot town centre is approximately 1 mile away and offers a wide range of shopping, business and leisure facilities. For the commuter the property is convenient for the A380 linking Torbay and Exeter (M5 beyond), a timetabled bus route and the mainline railway station.

Accommodation: A part uPVC obscure double-glazed entrance door and entrance porch with windows to front and side, multi-glazed door to the entrance hallway with stairs to first floor and storage area under. The lounge has a double-glazed window to front and radiator. The kitchen/dining room is fitted with a modern range of wall and base units with rolled edge work surfaces, tiled splashback and inset single drainer sink unit with spaces for appliances and double-glazed window to rear. The hallway leads into a utility/rear porch with uPVC double glazed door to conservatory enjoying a pleasant outlook over the rear garden with uPVC double glazed sliding doors to outside fitted with roof blinds. On the first-floor landing there is a deep storage cupboard and access to loft. Bedroom one has a range of fitted wardrobes with sliding doors to one wall and double-glazed window to front. Bedroom two has a double-glazed window to rear with pleasant outlook and the bathroom is fitted with a modern white suite comprising panelled bath with mixer tap, shower attachment and electric shower over with glazed screen, vanity wash basin, tiled walls, heated towel rail and uPVC obscure double-glazed window and there is a separate WC with low-level WC, tiled walls and uPVC obscure double-glazed window.

Gardens: Outside to the front there is a gravelled and tiered area with a variety of shrubs and flowers and steps and path leading to front door. The rear garden is enclosed and enjoys a sunny aspect with paved patio, lawn and well stocked flower and shrub borders. Path and gate leading to garage with metal up and over door.

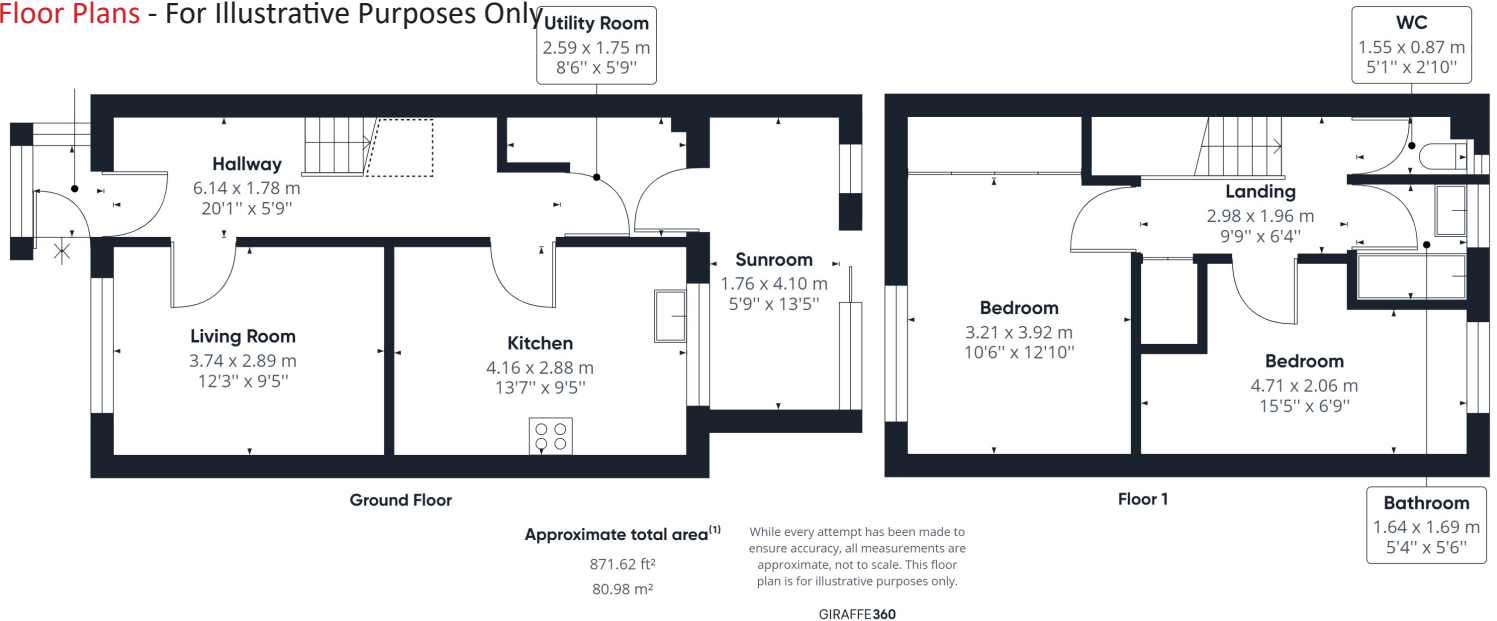
Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only



Directions

From the Penn Inn roundabout take the Combeinteignhead exit. Keep in the middle lane and continue straight ahead at the traffic lights up Shaldon Hill. At the brow of the hill turn left into Haytor Drive. Continue along the road as it becomes Drake Road and then Chichester Way.

Energy Performance Certificate

The EPC for this property has been ordered and details will be added shortly.

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.