



New to market is this mid-terraced Victorian cottage with two bedrooms, and a courtyard garden conveniently located a short level walk from the shops and amenities

6 Lemon Road | Newton Abbot | TQ12 2BA



thoroughly good property agents



PROPERTY TYPE

Mid Terraced House  
Freehold



SIZE

641 sq ft



LOCATION

Town



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Permit Parking Nearby



OUTSIDE SPACE

Courtyard Garden



EPC RATING

71 (C)



COUNCIL TAX BAND

A



### in a nutshell...

- Galley style kitchen and living room
- Two double bedrooms
- In need of modernisation throughout
- Low maintenance courtyard garden
- Permit parking nearby
- Near excellent public transport links
- Short level walk from locals shops, school and amenities





## the details...

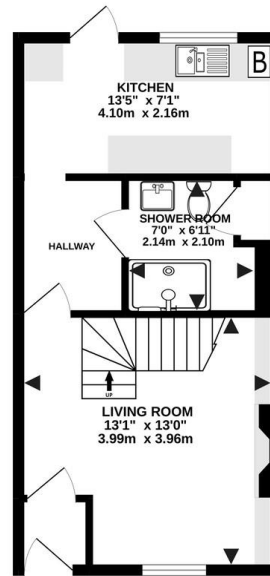
Check out this mid-terraced Victorian cottage with two bedrooms, and a courtyard garden conveniently located a short level walk from the shops and amenities, in the popular market town of Newton Abbot.

Inside, the décor is somewhat dated and could do with some modernisation however it feels warm and welcoming with gas central heating and double glazing. The accommodation comprises of, on the ground floor, a small entrance hallway with a high-level electricity meter, a living room with a stone fireplace fitted with a living-flame gas fire, a cupboard built into the recess on one side of the chimney breast, and shelving on the other, and a turning staircase to the first floor, an inner hallway with a ground floor shower room containing a shower, a WC and basin, and a kitchen at the rear, which is in a galley style, with the back door to the courtyard garden and a wall-mounted condensing combi-boiler providing the central heating and hot water on demand.

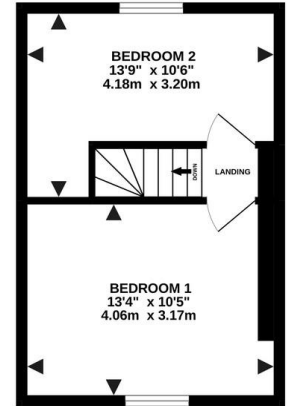
Upstairs, there are two bedrooms both double sized, and a hatch in the landing ceiling providing access to the loft space where there is a light for convenience and plenty of insulation.

Outside at the rear is a small courtyard of hardstanding which is low maintenance and sunny. Parking is available in a nearby carpark for which permits can be purchased if required.

GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, ceilings and any other items and approximations 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metapex CS022



## 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. 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: Costcutter 154 ft  
Town centre: Newton Abbot 0.3 mile  
Supermarket: Asda 0.6 mile

## Relaxing

Beach: Teignmouth 6.1 miles  
Park: Courtenay Park 1 mile

## Travel

Bus stop: Queen Street 0.2 mile  
Train station: Newton Abbot 0.4 mile  
Main travel link: A38 5.6 miles  
Airport: Exeter 20 miles

## Schools

Bearnes Primary School: approx. 377ft  
Coomeshead Academy: 0.9 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 2BA**

## how to get there...

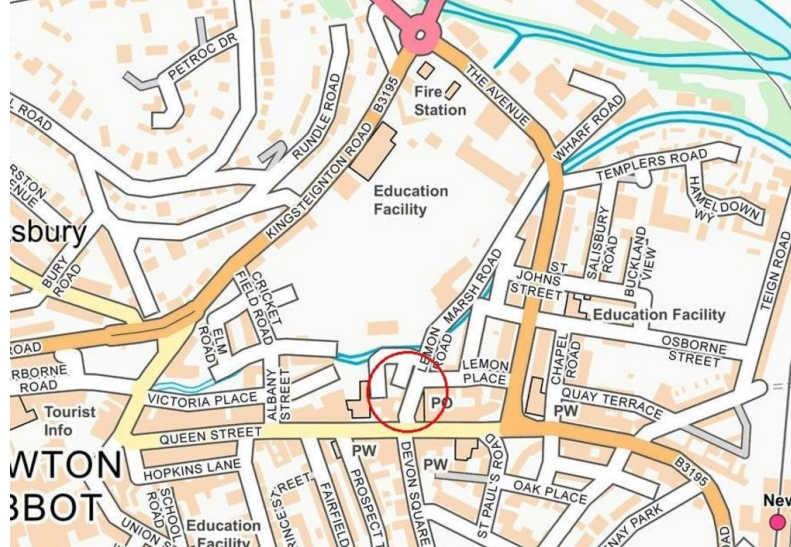
With the Complete office on the left hand side walk down Lemon Road. The property can be found on the left hand side.

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

Tel **01626 362 246**  
Email **newton@completeproperty.co.uk**  
Web **completeproperty.co.uk**

Complete  
79 Queen Street  
Newton Abbot  
TQ12 2AU

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