



## Waltham Road, Newton Abbot - TQ12

£195,000 Freehold

Mid-Terraced House • Lounge • Kitchen • Utility • Bathroom • Front and Rear Gardens • Gas Central Heating • Double Glazed Windows

  
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 1 Bank Street  
Newton Abbot TQ12 2JL



This attractive stone and brick fronted mid terrace house is within easy and flat walking distance of Newton Abbot.

The UPVc front door opens into a spacious, modern open plan living space. There are carpeted stairs rising to the first floor with a large window allowing in plenty of natural light from the top of the stairs.

Laminate flooring has been laid from the lounge in to the kitchen with double glazed windows to the front and rear of the property making this a bright and airy room.

The lounge is to the front of the house with a contemporary gas fire with two recessed alcoves either side as well as an upright radiator.

The modern kitchen is well designed and has a range of base units with space for a slim line dishwasher, recessed oven with a gas hob and extractor fan above along with an attractive wooden lintel above.

The one and a half bowl sink overlooks the back garden, with space for a tall free standing fridge freezer cleverly created under the stairs and a door leads through a small utility area that houses the washing machine.

There are doors to a modern bathroom and a back door that opens in to the rear garden. The bathroom comprises: a full size bath with over head shower and a glass shower screen, a hand wash basin and a low level WC. The combi boiler is housed in the bath room and is tucked away in a cupboard.

Heading to the spacious landing with a loft hatch above, there are two internal doors to both bedrooms. The principal bedroom is a dual aspect room overlooking the front of the property with two radiators. The second bedroom is also a double that overlooks the rear of the house.

## Measurement

Kitchen/Lounge/Dining Room -  
24'7" x 14'11"

Bedroom - 14'11" x 12'7"

Bedroom - 11'8" x 9'2"

Bathroom - 7'11" x 7'8"

## Useful Information

Electric, gas and water mains all  
connected

Approximate rental value -  
£825pcm

Broadband Fibre available within  
the area



A mid-terraced house located in Newton Abbot in a quiet cul-de-sac, with two bedrooms, bathroom, open plan lounge kitchen. Outside there is an enclosed rear garden along with permit parking.

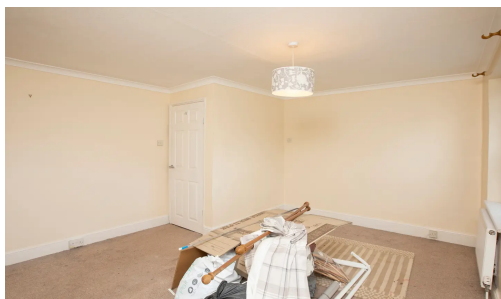
The property is located in the market town of Newton Abbot which offers a host of facilities including primary and secondary schools, walking distance to shops and supermarkets. Newton Abbot has a mainline Railway station to London Paddington and offers easy access to the A380 and the M5.



## Agents Insight

*"A great opportunity for a first time buyer looking for a starter home, or a buy to let investor with an approximate rental value of £825pcm.*

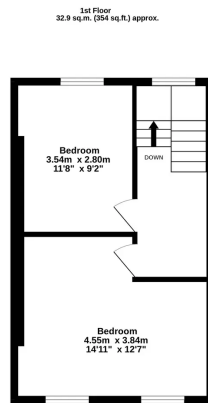
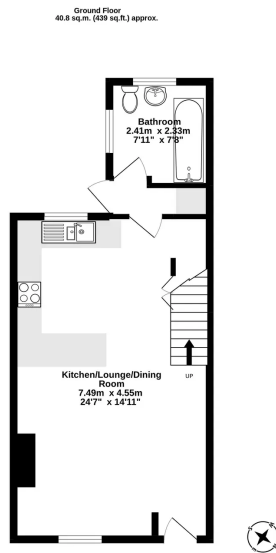
*The property benefits from the added bonus of being located within walking distance of Newton Abbot town centre.*



*A viewing is highly recommended to see what this property has to offer."*

## Garden

The rear garden is private and fully enclosed with a path to the rear gate. You have access to the rear garden from the back of the property, by stepping out onto a decked area, ideal to sit out and enjoy the sun.



TOTAL FLOOR AREA: 73.7 sq.m. (793 sq.ft.) approx.  
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## Permit

1 Parking Space

There is residents permit parking available on Waltham Road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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