



New to market is this investment opportunity to purchase this mid-terraced property, currently divided into a ground floor bedsit and a first-floor apartment, with tenants in situ – suitable for investors only

57 Hillmans Road | Newton Abbot | TQ12 1AA





PROPERTY TYPE

Mid Terraced House  
Freehold



SIZE

936 sq ft



LOCATION

Town



AGE

Victorian (1837 - 1901)



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Permit Parking



OUTSIDE SPACE

Courtyard



EPC RATING

69 (C)



COUNCIL TAX BAND

B



### in a nutshell..

- Ground floor bedsit & first floor apartment
- Shared kitchen & bathroom
- Recent combi boiler
- Tenants in situ
- Ideal investment opportunity
- Close to local shops, schools and amenities
- Courtyard
- Permit parking

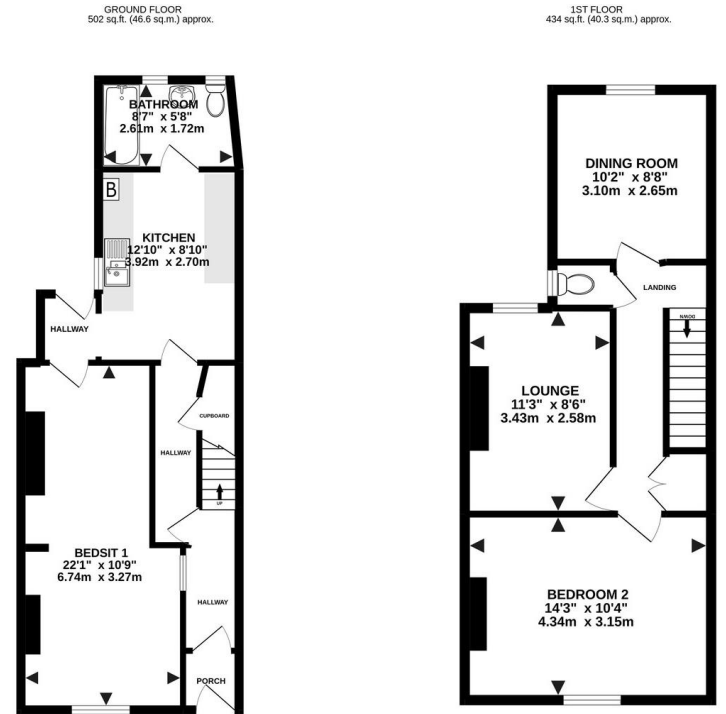


## the details...

An investment opportunity to purchase this mid-terraced property, currently divided into a ground floor bedsit and a first floor apartment, with a shared kitchen and bathroom, with sitting tenants, conveniently located a short walk from the shops, parks and amenities in the popular town of Newton Abbot. Suitable for investors only.

Inside it has gas central heating and double-glazing throughout, and it comprises of, on the ground floor, an entrance porch leading into a hallway with a staircase to the first floor, a good-sized galley style kitchen with a recent combi-boiler that provides the central heating and hot water on demand, a ground floor bathroom, a bedsit with a window to the front with a door into a rear hallway to the kitchen which has a back door to the courtyard garden. Upstairs there is a spacious double bedroom with a window to the front, a lounge, a dining room and a WC.

Parking is on-road at the front of the property, where a residents' permit scheme is in operation.



TOTAL FLOOR AREA: 936 sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.

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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: Sainsburys Local 0.4 mile  
Town centre: Newton Abbot 0.4 mile  
Supermarket: Asda 0.9 mile

### Relaxing

Beach: Teignmouth 6.4 miles  
Park: Ford Park 0.4 mile/Courtenay Park 0.5 mile  
Newton Abbot Leisure Centre: 1.2 miles

### Travel

Bus stop: Church Road approx. 340 ft  
Train station: Newton Abbot 0.4 mile  
Main travel link: A380 0.5 miles  
Airport: Exeter 20.4 miles

### Schools

Wolborough C of E Primary School: 0.5 mile  
Coombeshead Academy: 1.8 miles  
Newton Abbot College: 1.2 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 1AA**

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