



Set in the Abbotsbury area of the market town of Newton Abbot, and conveniently located a mere stone's throw from the shops and amenities, is this totally renovated end of terrace, two bedroom house with an enclosed rear garden

99 Halcyon Road | Newton Abbot | TQ12 2LY





PROPERTY TYPE

End Terraced House
Freehold



SIZE

899 sq ft



LOCATION

Town



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Permit Parking



OUTSIDE SPACE

Courtyard Garden



EPC RATING

56 (D)



COUNCIL TAX BAND

A



in a nutshell...

- Fully refurbished
- Separate dining room
- Rear porch
- Beautifully finished
- Newly fitted kitchen and bathroom
- Loft storage
- Close to amenities
- Courtyard garden



the details...

New to the market is this end of terrace Edwardian property, with two bedrooms and a courtyard garden, conveniently located a short walk from the shops and amenities in the popular market town of Newton Abbot.

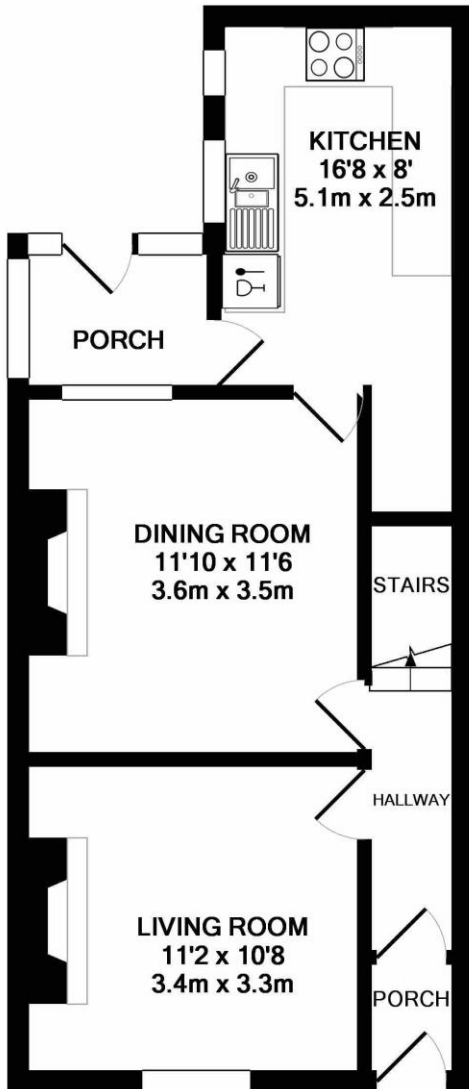
Inside, it is nicely presented with light and neutral décor throughout and feels warm and welcoming with gas central heating and double glazing. The accommodation comprises of an entrance porch, a hallway with a staircase to the first floor, a living room with plenty of light from the window to the front and a possibly original feature fireplace making a nice feature and focal point for the room, with shelving and cupboards built into the recesses on either side of the chimney breast, a dining room with plenty of space for a table and seating for six or more places perfect for any occasion, with another possibly original feature fireplace, and a modern fitted kitchen which is a generous size and has plenty of worktop and cupboard space, tiled splashbacks, a fan-oven with a ceramic hob and stainless-steel filter hood above, an integrated dishwasher and space with plumbing for a washing machine. A wall-mounted condensing combi-boiler provides the central heating and hot water on demand.

There is a storage area beneath the stairs, a rear porch with a door to the garden, and upstairs, there are two light and airy bedrooms, a spacious double with a window to the front, a smaller double with a window to the rear. There is a small single, ideal as a nursery or a study for those working from home. Completing the accommodation is a modern bathroom containing a bath with a shower over, a vanity unit and a WC, and a hatch in the landing ceiling provides access to the loft space.

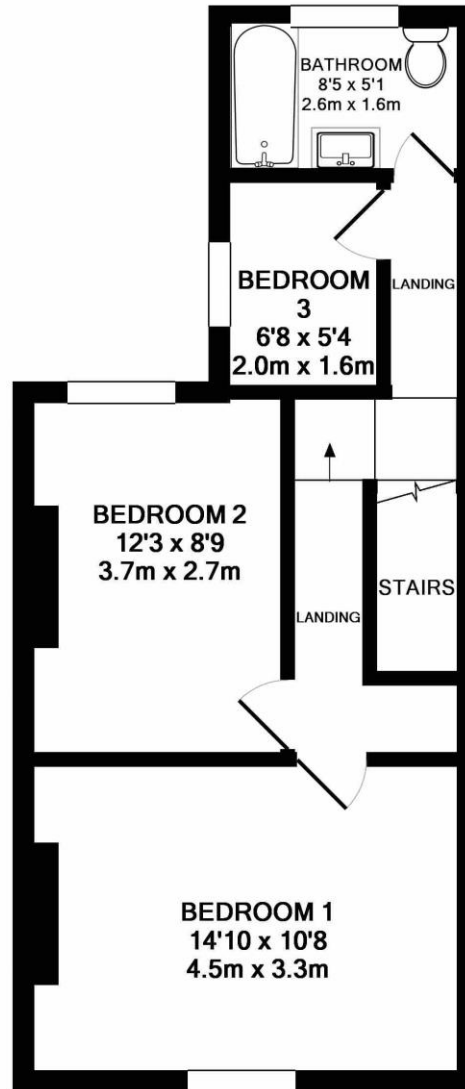
Outside, there is a small paved terrace at the front with steps down to a gate, and at the rear is a fully paved courtyard garden with an outside tap for convenience, a timber outbuilding and small shed and a gate providing alternative access to a rear service lane. Whilst there is no parking with this property there are several car parks very close, for which permits can be purchased if required.



the layout...



GROUND FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 899 SQ.FT. (83.5 SQ.M.)
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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: Asda 0.3 mile
Town centre: Newton Abbot 100 yards
Supermarket: Asda 0.3 mile

Relaxing

Beach: Teignmouth 6.6 miles
Bakers Park: 0.6 mile

Travel

Bus station: 0.2 miles
Train station: Newton Abbot 0.9 mile
Main travel link: Penn Inn Roundabout A380 1.4 miles
Airport: Exeter 20 miles

Schools

Highweek Primary School: 0.3 mile
Newton Abbot College/Coombeshead Academy: 0.5 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 2LY**

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Email **newton@completeproperty.co.uk**
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TQ12 2AU

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