



Milber, Newton Abbot

- Video Walk-through Available
- Mid-Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Family Bathroom & 2 Separate WCs
- Front & Rear Gardens
- Gas Central Heating & Double Glazing

Guide Price:

£285,000

Freehold

EPC: E54

3 Lime Tree Walk, Newton Abbot, TQ12 4LF

A mature mid terraced family home situated in a popular residential location. The spacious accommodation offers three double bedrooms, two reception rooms, a modern kitchen and bathroom with separate WC and an additional cloakroom/WC on the ground floor. Gas central heating and double glazing is installed and outside there are easy to maintain gardens. Internal viewings are recommended to appreciate the accommodation and position this older style home offers.

Lime Tree Walk is situated in the popular Milber residential area of Newton Abbot, approximately one mile from the town centre and its wide range of shopping, business and leisure amenities. For the commuter the property is about 3/4 mile from the A380 dual carriageway linking Torbay with Exeter (M5) and the mainline railway station with direct links to London Paddington.

The Accommodation

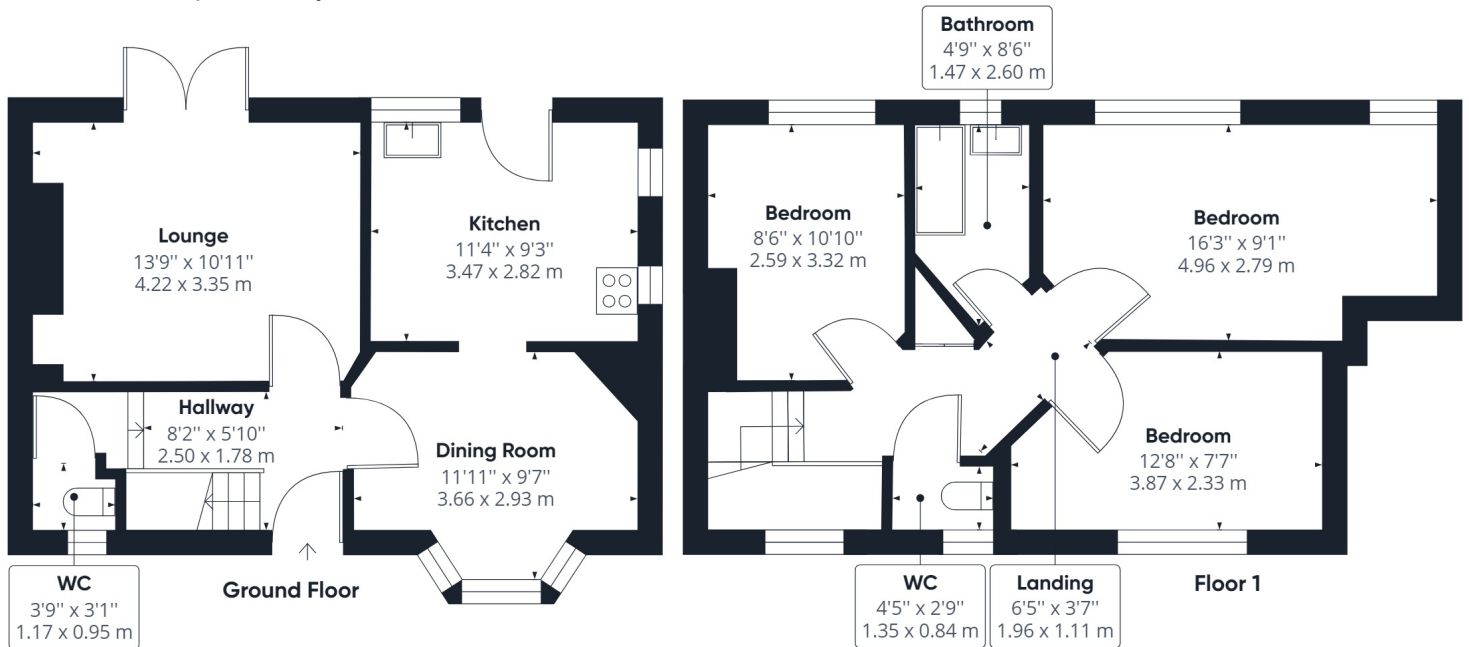
A part decorative obscure double glazed uPVC entrance door to hallway with stairs to first floor, storage area under and a cloakroom/WC with low-level WC and obscure glazed window. The lounge has uPVC double-glazed French doors opening to the garden, wall mounted electric living flame fire and wall lights. There is a separate dining room with walk-in double glazed bay window with outlook to front, dado rail and archway leading to the kitchen which is fitted with a modern range of white fronted base units with work surfaces, single drainer sink unit, integrated oven and hob, spaces for appliances and uPVC double-glazed window and door to rear garden. Upstairs on the first floor the landing has a uPVC double-glazed window to front and storage cupboard. There are three double bedrooms, master with two double-glazed windows overlooking the rear garden and built-in Louvre door wardrobes. Bedroom two has wood flooring and double-glazed window to front. Bedroom three has a double-glazed window to rear. The bathroom has a white suite comprising panelled bath with shower over, screen and tiling to surround, pedestal wash basin, tiled walls and uPVC obscure double-glazed window. There is a separate WC with low level WC and uPVC obscure double-glazed window.

Outside

Outside gate, steps and path lead to front door, small lawned area and shrub borders. A covered walkway leads to the rear garden which has a paved patio, level lawn and steps to further small lawn with timber shed.

FLOOR PLANS

For Illustrative Purposes Only



Approximate total area*

856.13 ft²

79.54 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 ± 0.1m





Agents Notes

A right of way exists through the passageway between numbers 3 and 5 Lime Tree Walk with pedestrian access to the garden.

Tenure

Freehold

Services

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

Local Authority

Teignbridge District Council

Council Tax

Currently Band B

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From Newton Abbot Penn Inn roundabout take the Milber exit. Turn right at the traffic lights into St Marychurch Road. Take the first right into Pinewood Road and follow the road straight on. Take the second left into Lime Tree Walk.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		