



A wheelchair friendly end of terrace property with two double bedrooms, with a garden, in the popular market town of Newton Abbot, and with easy access to the A380 to Torbay, Exeter and the M5

48 Queensway | Newton Abbot | TQ12 4BH





PROPERTY TYPE

End Terraced House  
Freehold



SIZE

792 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING



OUTSIDE SPACE

Garden



EPC RATING

68 (D)



COUNCIL TAX BAND

B



### in a nutshell...

- Generous living room
- Fitted kitchen/dining room
- Wheelchair friendly with lift access
- Two large bedrooms
- In need of modernisation throughout
- Enclosed rear garden
- Close to local shops, schools and amenities



## the details...

A wheelchair friendly end of terrace property with two double bedrooms, with a garden, in the popular market town of Newton Abbot, and with easy access to the A380 to Torbay, Exeter and the M5.

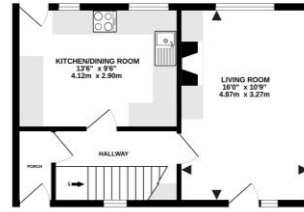
This property formerly had three bedrooms and has been adapted for independent living and wheelchair access, with external and internal lifts. It could be reinstated to three bedrooms if required.

It is nicely presented though the decor is somewhat dated and would benefit from some modernisation, and it feels warm and welcoming with gas central heating and double glazing. The accommodation comprises of an entrance porch leading into a hallway with a staircase to first floor and storage beneath where the combi-boiler is found, a good-sized kitchen/dining room with a fitted kitchen, tiled walls and floor, with a range of pine fronted units providing ample cupboard space, and the living room has a wide window to the rear, an internal lift to the upstairs, and a glazed door to the front, providing access to the external wheelchair lift.

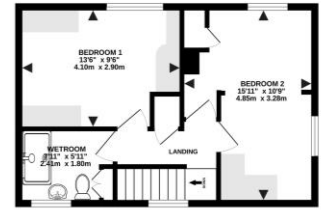
Upstairs, is the master bedroom which is an excellent double with built-in storage, a modern wet room, and the second bedroom which has been modified to fit the lift. The landing has an airing cupboard and a hatch in the ceiling providing loft access.

Outside, there is a sheltered rear porch with a brick built shed, and the back garden has an area of hard standing and a weed suppressed area of garden sloping gently upwards, interspersed with several ornamental trees. At the front is a lawn and an area of hard standing with a dropped curb for accessibility.

GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, sections, heights and any other details are approximate 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 by any prospective purchaser. The accuracy, appropriateness and applicability thereof have not been tested and no guarantee as to their suitability or efficiency can be given.  
Made with Intoplan ©2002



## 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 0.6 mile  
Town centre: Newton Abbot 0.9 mile  
Supermarket: Aldi 0.6 mile

### Relaxing

Beach: Teignmouth 5.8 miles  
Park: Forde Park: 0.7 mile  
Newton Abbot Leisure Centre: 1.9 miles  
Dainton Golf Club: 3.7 miles

### Travel

Train station: Newton Abbot 0.8 mile  
Main travel link: A380 0.3 mile  
Airport: Exeter Airport 24.9 miles

### Schools

Bradley Barton Primary School: 2.4 miles  
Coombeshead Academy: 1.9 miles  
Newton Abbot College: 1.6 miles  
Stover School: 3.7 miles

Please check Google maps for exact distances and travel times.

**Property postcode: TQ12 4BH**

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

Are you selling a property too? Call us to get a set of property details like these...



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under

any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



selling

letting

land &  
new homes

signature  
homes

**complete.**