



Newton Abbot

3x 2x

ENERGY RATING D58

- Virtual Tour Available
- Period End of Terrace House
- 3 Bedrooms
- 2 Reception Rooms
- 2 Bath/Shower Rooms
- Kitchen with Useful Porch Off
- Courtyard to Rear
- Single Garage
- Resident Permit Parking
- Convenient for Town Centre

Guide Price:
£220,000
FREEHOLD

1 Alexandra Road, Newton Abbot, TQ12 1AD

A Victorian brick-built end-terraced house situated just off the town centre in need of modernisation and improvement. The spacious accommodation comprises two reception rooms, three bedrooms, a shower/wet room and a first-floor bathroom. Gas central heating and double glazing are installed and outside there is an enclosed courtyard, under house store and single garage. The property also has residents on street permit parking.

Alexandra Road is conveniently situated within walking distance of Newton Abbot town centre with its wide range of shopping, business and leisure facilities. For the commuter the A380 dual carriageway to Torbay and Exeter is approximately $\frac{3}{4}$ mile away, the mainline railway station is also within walking distance, as is a timetabled bus service operating into the town centre bus station or Torbay.

Accommodation: Entrance door leading to entrance porch with glazed door to hallway with stairs to first floor. Door to lounge with uPVC double-glazed window to front, storage cupboard and archway leading to the dining room with uPVC double-glazed window to rear and under stairs storage cupboard. A multi-glazed door leads to the kitchen which comprises a range of wall and base units with rolled edge worksurfaces, inset single drainer sink unit, space for appliances, wall mounted boiler and sliding glazed door to the rear porch with uPVC double-glazed door to outside. There is also a shower/wet room with shower unit, low-level WC, wash basin and extractor fan.

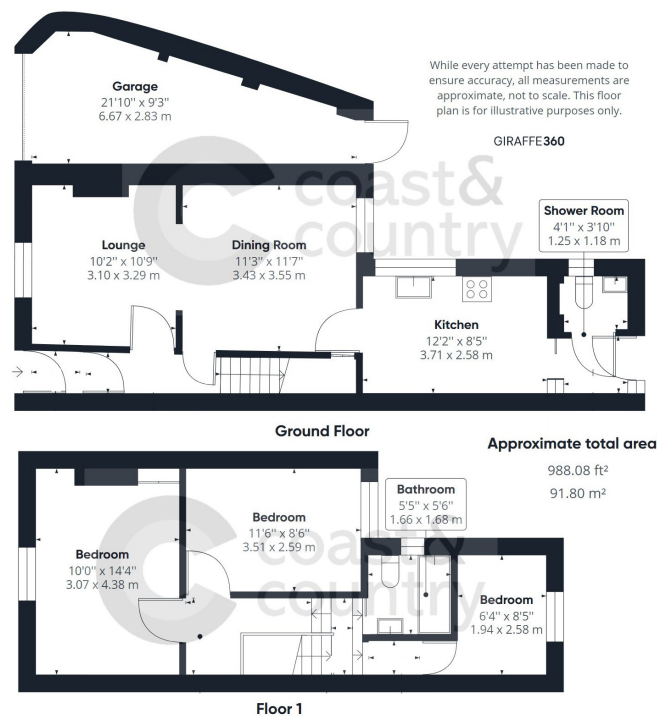
Upstairs on the first-floor landing there is access to the loft and the master bedroom has a uPVC double-glazed window to front and fitted cupboard. Bedroom two has a uPVC double-glazed window to rear and bedroom three has a uPVC double-glazed window to rear.

The bathroom has a panelled bath with shower over, low-level WC, pedestal wash basin and uPVC obscure double-glazed window.

Outside: Outside there is a courtyard, access to under house storage and courtesy door to a single garage with metal up and over door. A resident permit parking scheme operates in the area through the local authority – Zone F.

Directions:

From the Penn Inn roundabout follow the signs for the town centre (A380) straight ahead through two sets of traffic lights. Take the second left into Hillmans Road. Take the first right into Alexandra Terrace and follow the road to the end and as it bends around to the left. Alexandra Road is the next turning on the left.



Agents Notes:

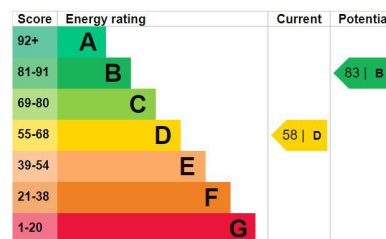
Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:



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 \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.