

## Woodleigh Road, Newton Abbot - TQ12

£275,000 Freehold

End Terraced • Three Bedrooms • Living Room • Dining Room • Kitchen • Family Bathroom • Front & Rear Gardens • Garage • Gas Central Heating • Double Glazed Windows

  
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 1 Bank Street  
Newton Abbot TQ12 2JL



A large porch welcomes you into this property. Obscure glazing offers light and privacy and there is lots of space for coats and shoes.

Through the front door, into a hallway with a door on the left to the open plan living room and the stairs straight ahead.

The living room has a spacious feel, incorporating the dining room, into its open plan design. There is a feature fireplace and large front window, overlooking the garden. A large archway separates the living room from the dining room.

The dining room is a good size for a dining table with a window looking to the side of the property.

The kitchen is a modern design with a range of Beech coloured wall and base units and charcoal worktops. Built in appliances include a single oven, four burner gas hob, stainless steel sink and drainer and extractor fan. Stylish black tiles cover the walls and neutral beige tiles cover the floor.

Upstairs, there are three bedrooms, one being a generous double which faces out onto the front of the property. The other two bedrooms are single sized and face the rear.

The family bathroom comprises low-level WC, wash hand basin with vanity and bath with shower over. Oak effect flooring and neutral walls finish this room.

## Measurements

Living room - 17'7 x 10'8 (5.36m x 3.25m)

Dining room - 14'2 x 9'7 (4.32m x 2.92m)

Kitchen - 13'4 x 8'9 (4.06m x 2.67m)

Bedroom 1 - 14'0 x 8'4 (4.27m x 2.54m)

Bedroom 2 - 10'1 x 7'9 (3.07m x 2.36m)

Bedroom 3 - 7'5 x 6'0 (2.26m x 1.83m)

## Useful Information

Teignbridge Council Tax Band B  
(£1815 per year)

EPC Rating D

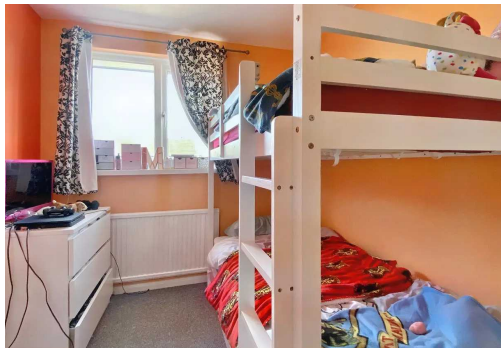
Broadband Speed Ultrafast 1000mbps  
(According to OFCOM)

Gas, Water and Electric Supplied

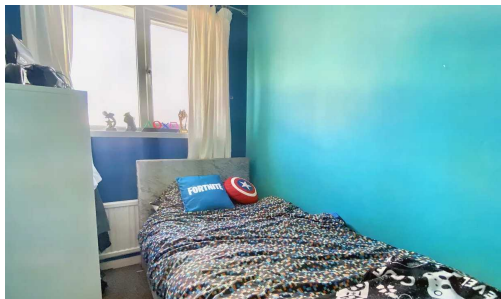
The property is freehold



A nicely presented and extended end terrace, with three bedrooms, gardens, garage, large open plan living room/diner and modern kitchen.



Located in Bradley Barton and walking distance to Newton Abbot town centre. The nearby town has several bars and restaurants, high street shops and supermarkets, a leisure centre and doctors surgery. A short drive away is the A38, which offers good transport routes to Exeter and Plymouth and the M5 Motorway.

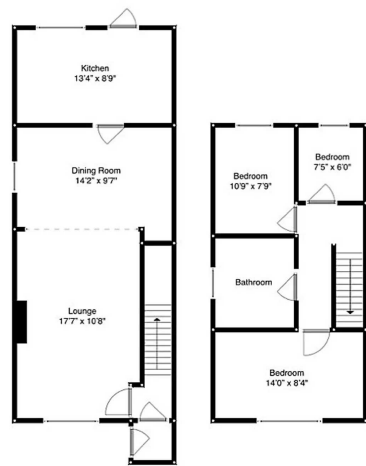


## Front Garden

The front of the property is elevated with steps leading to the front door. The front garden is mostly lawned with a variety of plants, shrubs and trees.

## Rear Garden

The rear garden is fully enclosed with a six-foot fence and a back gate. The ground is mostly made up of Patio slabs with a gravel border.

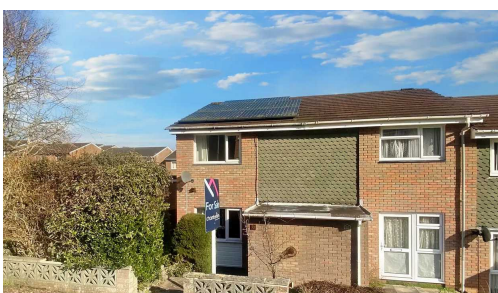


Measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only.

## Garage

### Single Garage

A single garage is in a nearby block.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>55</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	