



Nelson Place, Newton Abbot - TQ12

£275,000 Freehold

Garage • Two double bedrooms • Family Bathroom • Juliette Balcony • Driveway • Enclosed rear garden • Living room • Kitchen • Utility Room • Ensuite


chamberlains
the key to your home



The front door opens into a hallway which has stairs to the first floor and a door into the integral garage.

Through the garage leads into a spacious utility room, with space and plumbing for a washing machine and tumble dryer.

The first floor holds the living room and Kitchen.

The living room is a good size with neutral colours on the walls and beige carpets. Double French doors open out into the rear garden.

The kitchen has a range of Beech and blue coloured wall and base units with cream-coloured worktops. Built-in appliances include single oven, hob, extractor fan and white sink with drainer and mixer tap. The walls are partially tiled with cream-coloured tiles and there is space for a fridge/freezer. A window looks out to the front of the property.

Up the stairs to the second floor where you can find two double bedrooms and the family bathroom.

The principal bedroom has rear aspect windows, built-in wardrobe and Ensuite. The Ensuite has low-level WC, wash hand basin, walk-in shower and side aspect obscure window.

Bedroom two has built-in wardrobes and double French doors opening to a Juliette balcony looking out to the front of the property.

The bathroom consists of low-level WC, wash hand basin and full-size bath with shower attachment. The walls are partially tiled with cream-coloured tiles and the flooring is carpet.

- Garage
- Two double bedrooms
- Family Bathroom
- Juliette Balcony
- Driveway
- Enclosed rear garden
- Living room
- Kitchen
- Utility Room
- Ensuite

Measurements

Living room - 14'5 x 13'11 (4.38m x 4.23m)

Kitchen - 12'9 x 8'4 (3.88m x 2.53m)

Bedroom 1 - 12'2 x 11'8 (3.70m x 3.55m)

Bedroom 2 - 10'11 x 10'9 (3.33m x 3.27m)

Bathroom - 7'0 x 6'7 (2.15m x 2.00m)

Utility room - 14'5 x 5'6 (4.38m x 1.68m)

Garage - 21'1 x 11'6 (6.44m x 3.51m)



A Chain-free spacious Town House split over three levels in the sought after area of Jetty Marsh. The property benefits from two double bedrooms, living room, kitchen, utility room, front and rear gardens, garage and parking.

Useful Information

Broadband speed - Ultrafast 1000Mbps (According to OFCOM)

EPC Rating - C

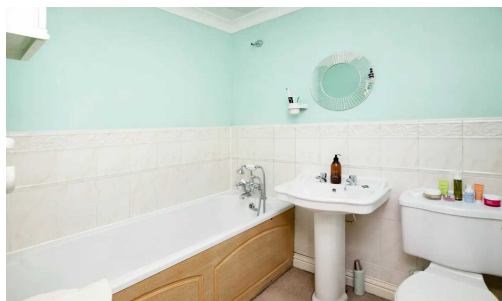
Teignbridge Council Tax Band - C (£2074 Per year)

Gas, water and Electric supplied

The property is freehold



This spacious town house is in the sought after Jetty Marsh, Newton Abbot. The town centre is within walking distance and hosts a wide range of shops, bars, restaurants, doctors' surgeries, pharmacies and supermarkets. The A38 is a short drive away and offers good transports links to Exeter, Plymouth and the M5 motorway.



Garden

The rear garden is fully enclosed with a six-foot fence and gate to the side to allow access to the back garden from the front of the house, via steps. There is a slabbed patio area by the back doors, perfect for entertaining, while the remainder of the garden is laid to lawn. To the front of the property you can find steps to the rear gate, a lawned area, tarmac driveway and path to the front door.

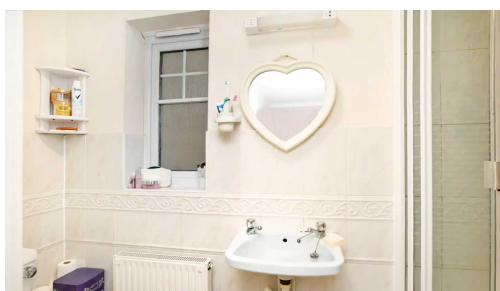
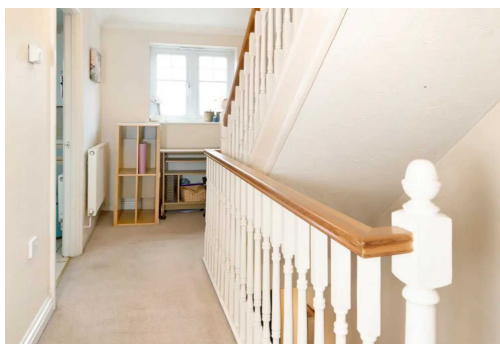
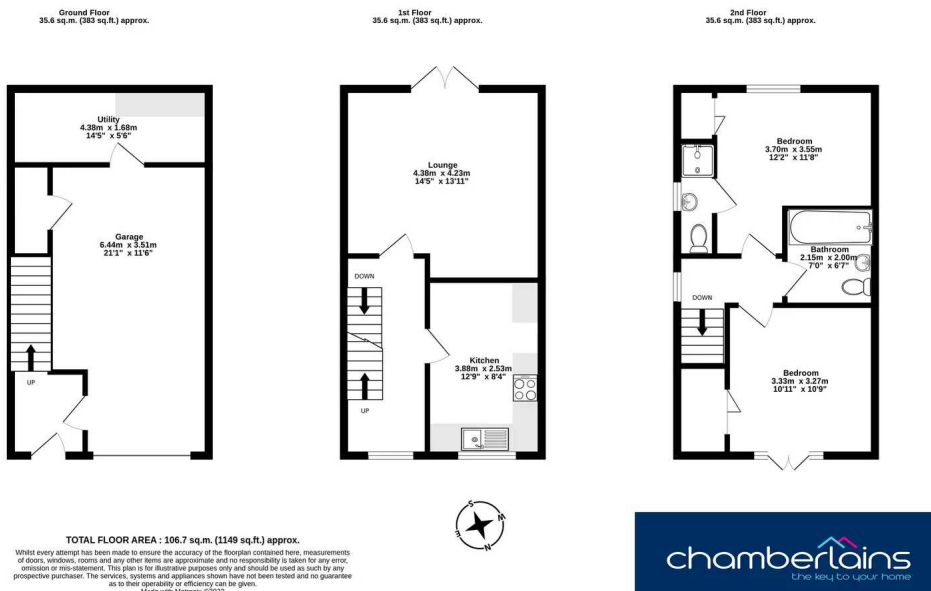


Garage

Single Garage

On Drive

1 Parking Space



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	87

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		55	83

EU Directive 2002/91/EC