



A fabulous mid terraced property with two double bedrooms and a courtyard garden, conveniently located a short walk from the shops, parks, railway station and amenities, in the popular market town of Newton Abbot

12 Elm Road | Newton Abbot | TQ12 2AT



thoroughly good property agents



PROPERTY TYPE

Mid Terraced House
Freehold



SIZE

686 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

66 (D)



COUNCIL TAX BAND

B



in a nutshell...

- Modern Mid Terraced House
- Two Double Bedrooms
- Open Plan Living/Dining Room
- Low Maintenance Rear Garden
- Ideal First Time Buy or Investment Opportunity
- Near Railway Station
- Close to Local Shops, Schools & Amenities



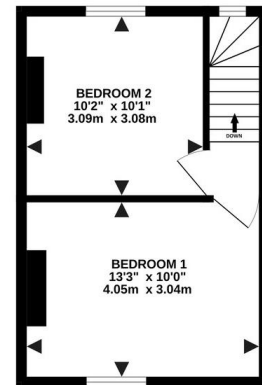
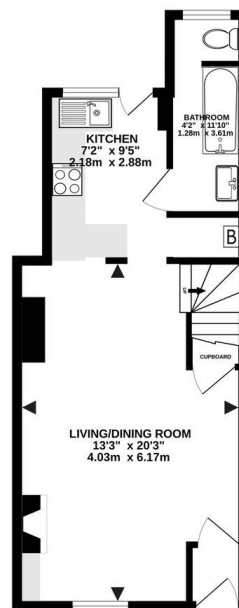
the details...

A fabulous mid terraced property with two double bedrooms and a courtyard garden, conveniently located a short walk from the shops, parks, railway station and amenities, in the popular market town of Newton Abbot.

Inside, it is well presented with fresh and light décor throughout giving a modern feel and it is warm and welcoming with gas central heating and double glazing.

The accommodation comprises of, on the ground floor, an entrance hall leading into a fabulous open-plan living/dining room with laminate flooring and a staircase rising to the first floor with a cupboard beneath, a modern fitted kitchen with a tiled floor and splashbacks and plenty of worktop and cupboard space, with a built-in double oven, a ceramic hob and filter hood above, plumbing beneath the worktop for a washing machine, and an alcove has floor space for an upright fridge/freezer and houses the combi boiler that provides the central heating and hot water on demand, and completing the ground floor is a bathroom containing a bath with a rain shower over, a WC, a vanity unit and a heated towel rail. Upstairs, there are two light and airy bedrooms, both doubles, and a hatch in the landing ceiling provides loft access.

Outside, back door from the kitchen leads into a low maintenance courtyard garden with granite gravel, an artificial lawn and timber planters with colourful flowers. A gate at the end provides alternative access to a rear service lane, and parking is on-road at the front of the property where residents' permit parking scheme is in operation.



TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, ceilings 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 and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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: McColls 3 minute walk
Town centre: Newton Abbot 1 minute walk
Supermarket: Asda 0.3 mile

Relaxing

Beach: Teignmouth 6.5 miles
Park: Osbourne park 0.4 mile
Tennis court, dog walk, cycle route: Baker's park 0.9 mile

Travel

Bus stop: Kingsteignton Road 2 minute walk
Train station: Newton Abbot 0.5 mile
Main travel link: Penn Inn Roundabout A380 1.3 mile
Airport: Exeter 20.3 miles

Schools

Bearnes Primary School: 2 minute walk
Newton Abbot College/Coombeshead Academy: 0.5 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 2AT**

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**

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Newton Abbot
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