



35 Belgrave Road, Newton Abbot - TQ12 4JR

£240,000 Freehold

Mid-Terraced House • Spacious Lounge • Dining Room • Modern Kitchen • Three Bedrooms • Bathroom • Front & Rear Gardens • Garage • Gas Central Heating • Fully Double Glazed


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Contact Us...

 01626 365055

 newtonsales@chamberlains.co

 1 Bank Street
Newton Abbot TQ12 2JL



A UPVc front door opens into a spacious hallway, with stairs to the first floor with a useful storage cupboard under and doors to the downstairs accommodation.

The kitchen consists of a stainless-steel sink and drainer, extractor fan and a range of light grey wall and base units with white worktops. There is space and plumbing for an electric cooker, washing machine and undercounter fridge and freezer. There are mosaic style tiles over the walls with light grey tiled flooring. A Worcester-Bosch combination boiler hangs on the wall. A UPVc back door and double glazed window look out to the rear garden.

The kitchen leads into a dining area with a breakfast bar and ample room for a dining table. The double glazed window looks to the rear aspect.

The lounge has neutral carpets and floral navy half-wallpapered walls. A front aspect double glazed window has views to the front garden and a modern electric fire adds a pleasant feature. A glazed door leads back into the hallway.

Upstairs, you can find three good sized bedrooms, two doubles and a single. The principal bedroom is spacious and looks to the front garden. Bedroom two has built in wardrobes and looks to the rear, with bedroom three being the single.

The bathroom consists of low-level WC, wash hand basin and full-size bath with shower over. Charcoal coloured tiled flooring, with white tiled walls and an obscure double glazed window opening to the rear.

Agents Insight

This delightful family home is ideal for first time buyers or someone wanting to downsize. This three bedroom house has everything you could need in your next home. With ample living space and a lovely patio seating area at the rear, which is a great place to sit and relax. This home is still within easy reach of the town centre and Newton Abbot train station."

Measurements

Lounge - 12'2" x 11'6" (3.7m x 3.5m)

Dining Area - 10'10" x 8'10" (3.3m x 2.7m)

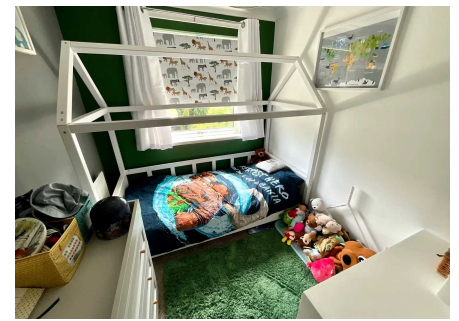
Kitchen - 10'10" x 8'10" (3.3m x 2.6m)

Bedroom - 12'6" x 11'1" (3.8m x 3.4m)

Bedroom - 10'7" x 7'10" (3.2m x 2.4m)

Bedroom - 8'5" x 7'2" (2.6m x 2.2m)

Bathroom - 9'11" x 4'8" (3.0m x 1.4m)



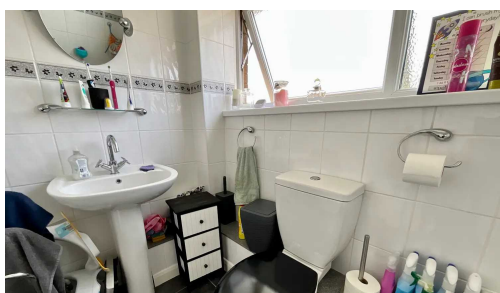
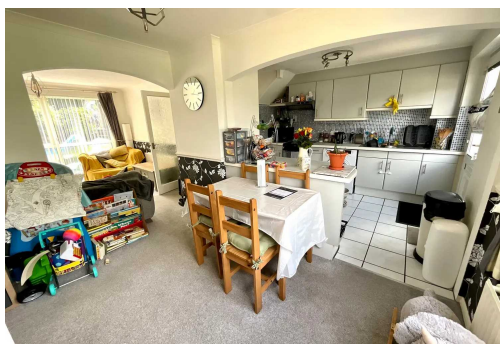
Useful Information

Broadband speed - Ultrafast Gig1
Fibre Broadband(According to
Virgin Media)

Teignbridge Council Tax Band B -
(£1,815 per year)

EPC Rating C

Gas, Electric and water all
connected

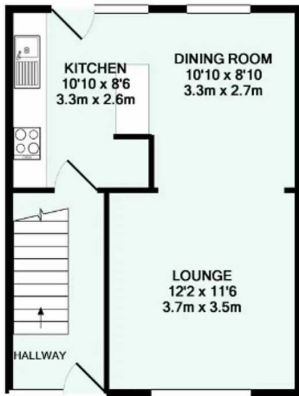


Front Garden

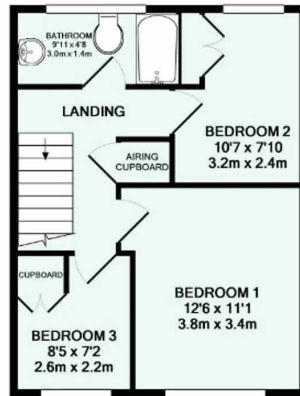
The property is accessed via steps to the front door. A full height hedge offers the property plenty of privacy and a raised area for seating.

Rear Garden

The rear garden has a graphite coloured slabbed patio, leading down steps to a brick built outhouse with power. A rear gate provides access to the garage.



GROUND FLOOR



1ST FLOOR

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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

The garage is positioned behind the property accessed through the rear garden gate.



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			
England, Scotland & Wales		69	84
		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			
England, Scotland & Wales		68	84
		EU Directive 2002/91/EC	