

33 Hilton Road, NEWTON ABBOT - TQ12 1BJ

£185,000 Freehold

Close to town centre • Two double bedrooms • Courtyard garden • Large bathroom • Gas central heating • INVESTMENT OPPORTUNITY • Double glazing • Two reception rooms • Tenant in situ • Modern fitted kitchen


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****INVESTMENT OPPORTUNITY****

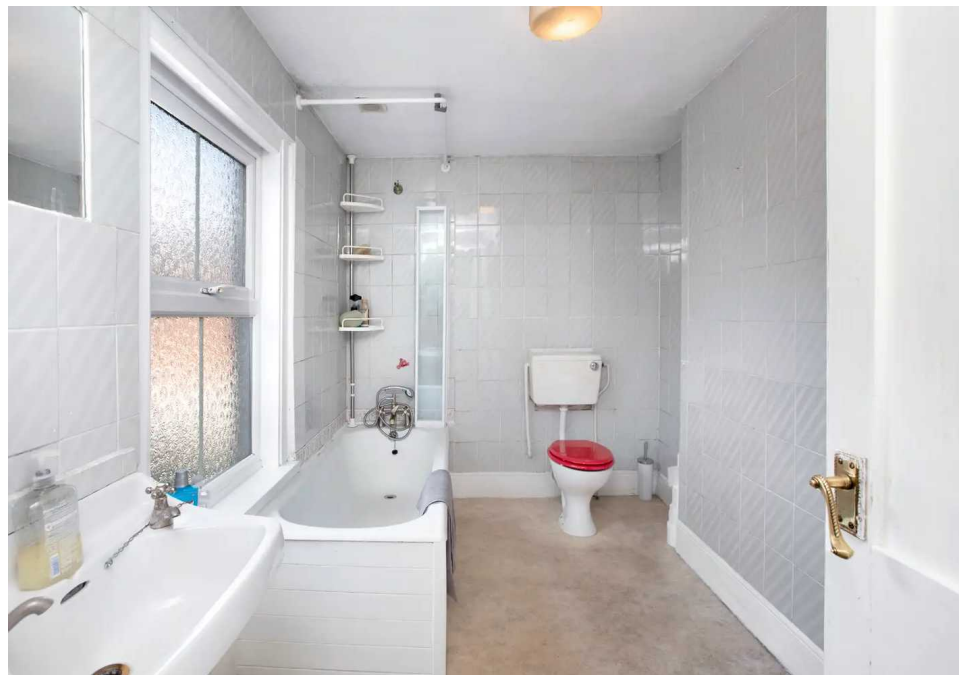
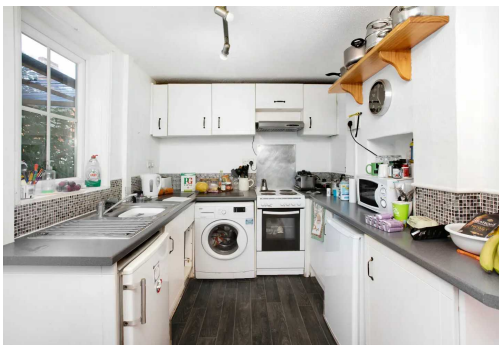
To be sold with a tenant in situ, this mid terraced house has 2 reception rooms, 2 double bedrooms, large bathroom, Courtyard garden and Gas central heating in close proximity to Newton Abbot town centre.

Council Tax band: B

Tenure: Freehold



- Close to town centre
- Two double bedrooms
- Courtyard garden
- Large bathroom
- Gas central heating
- INVESTMENT OPPORTUNITY
- Double glazing
- Two reception rooms
- Tenant in situ
- Modern fitted kitchen





****INVESTMENT OPPORTUNITY** To be sold with a tenant in situ**

An obscure glazed UPVC Door into the hallway with a recessed doormat leading on to wooden flooring.

Doors to living room and dining room.

The Living room has wooden floors, a feature fireplace and a window to the front.

The Dining room also has a fireplace, wooden flooring and a window to the rear of the property. A door to the kitchen and built in storage cupboards to each side of the chimney.

The Kitchen has a range of white wall and base units with room for an undercounter fridge, free standing cooker, washing machine, and undercounter freezer. Built-in appliances include extractor fan with splashback and sink with drainer and mixer tap. There is a window to the rear of the property and a built-in larder cupboard which houses the fuse box and meters.

A door opens to the rear garden.

Upstairs;

On the first landing there is a large bathroom, which consists of a bath with shower over, low-level WC and wash hand basin. The walls are covered in light grey tiles loft hatch grey tiles obscure window built in cupboard with boiler and storage for linen. Stairs to second landing.

Second landing cast iron handrails.

Bedroom 2 has a window to the rear and several built-in cupboards.

Bedroom 1 has built in wardrobes and dressing table. The window faces to the front.

Garden

The garden has an undercover rear porch with an outside tap and is fully enclosed with block walls. A bordering of mature shrubs and plants lead up to the rear gate, which provides entrance to an access lane.

Useful Information

Broadband Speed - Ultrafast 1000 Mbps

Teignbridge Council tax band - B (£1815 per year)

EPC Rating - D

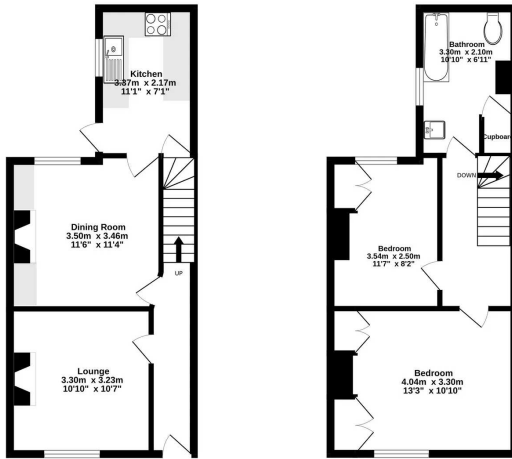
Gas, water and electric supplied

The property is freehold



Ground Floor
37.4 sq.m. (402 sq.ft.) approx.

1st Floor
37.4 sq.m. (402 sq.ft.) approx.



TOTAL FLOOR AREA: 74.8 sq.m. (805 sq.ft.) approx.
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MEASUREMENTS

- LOUNGE 10' 10" x 10' 7" (3.3m x 3.23m)
- DINING ROOM 10' 11" x 10' 1" (3.33m x 3.07m)
- KITCHEN 10' 11" x 7' 2" (3.33m x 2.18m)
- BEDROOM 1 12' 0" x 10' 10" (3.66m x 3.3m)
- BEDROOM 2 11' 0" x 7' 5" (3.35m x 2.26m)
- BATHROOM 10' 10" x 6' 10" (3.3m x 2.08m)



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			
		59	82

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			
		53	64

EU Directive 2002/91/EC