



## 23 Beaumont Road, NEWTON ABBOT - TQ12 1BA

£200,000 Freehold

Good location • Terraced House • Two Bedrooms • Loft Room • Living Room • Dining Room • Kitchen • Garden • Gas Central Heating • Double Glazing

  
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### Contact Us...

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 1 Bank Street  
Newton Abbot TQ12 2JL



An obscure glazed UPVC Door into the hallway with room for coats and shoes and neutral carpets.

Doors leading into the living and dining room.

The Living room has neutral carpets, a feature fireplace and a window to the front.

The Dining room also has a fireplace, wooden flooring and a window into the conservatory at the rear of the property. There is a storage cupboard under the stairs.

A door leads to the kitchen.

The Kitchen has a range of wooden effect wall and base units with grey flecked worktops. There is space and plumbing for an electric cooker, washing machine and room for a fridge freezer. A sink with drainer and mixer tap, lies under the side facing window. The rear door opens into a conservatory/utility which is fully glazed with a tiled floor.

Double doors open into the rear garden.

Stairs to first floor.

On the first landing there is a large bathroom, which consists of a quadrant bath with shower over, low-level WC and wash hand basin. This bathroom also benefits from a separate shower cubicle, shelves, a window to the side and is tiled throughout.

Stairs to second landing with storage and linen cupboard.

The Bedrooms are both good sized double with windows to the front and rear of the property.

Stairs to second floor.

The loft space is a good space with two Velux windows and is currently used as a hobby room.

## Measurements

Lounge - 11'10 x 10'4 (3.61m x 3.15m)

Dining Room - 11'10 x 11'1 (3.61m x 3.38m)

Kitchen - 11'8 x 7'2 (3.56m x 2.18m)

Utility/Conservatory - 7'9 x 4'7 (2.37m x 1.38m)

Bathroom - 11'9 x 7'1 (3.58m x 2.16m)

Bedroom - 11'5 x 9'5 (3.48m x 2.86m)

Bedroom - 9'11 x 9'5 (3.03m x 2.86m)

Loft Room/Hobby Room - 13'11 x 11'0 (4.25m x 3.35m)



## Useful Information

Broadband Speed - Ultrafast

1000 Mbps

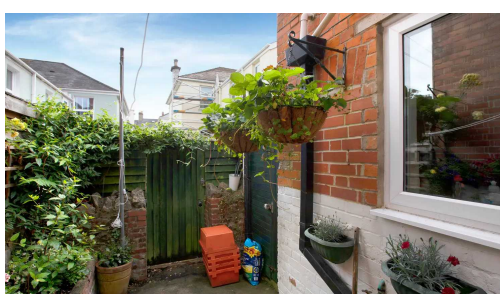
Teignbridge Council tax band -

B (£1815 per year)

EPC Rating - D

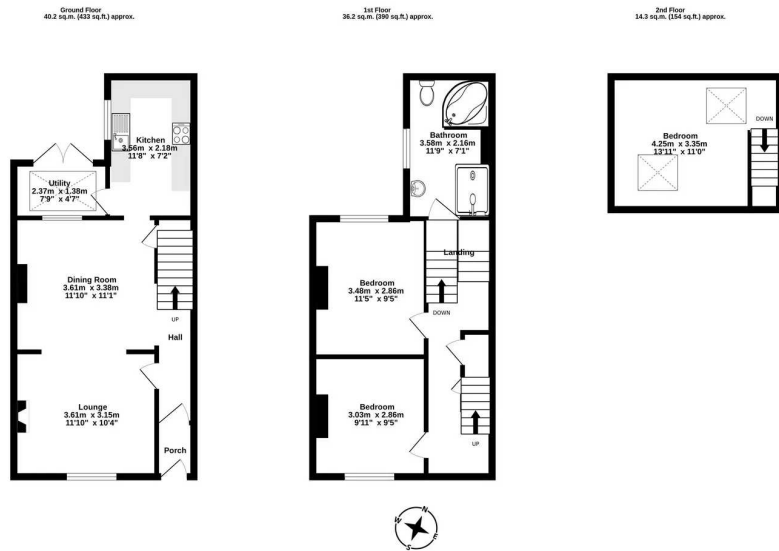
Gas, water and electric  
supplied

The property is freehold



## Garden

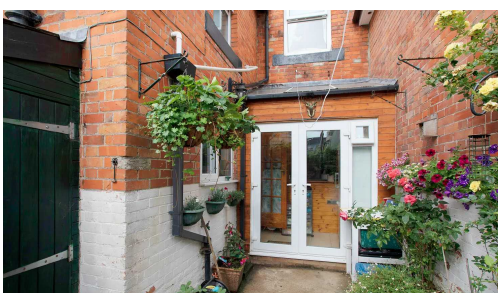
Double conservatory doors open into the rear courtyard, fully enclose with stone walls and a rear gate opening into the access lane behind the property. There is a wooden outbuilding for storage and a flowerbed.



**TOTAL FLOOR AREA: 90.7 sq.m. (977 sq.ft.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Letbricks (2022)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		<b>51</b>
(21-38)	<b>F</b>	<b>35</b>	
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	