



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

18 Buller Road | Newton Abbot | TQ12 1AB





PROPERTY TYPE

Mid Terraced House  
Freehold



SIZE

878 sq ft



LOCATION

Town



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

66 (D)



COUNCIL TAX BAND

B



### in a nutshell...

- Two Bedroom Family Home
- Modern Fitted Kitchen
- Separate Living & Dining Room
- Enclosed Rear Garden
- Ideal First Time Purchase or Investment
- Close to Local Shops, Schools & Amenities
- Residents Permit Parking Available



## the details...

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

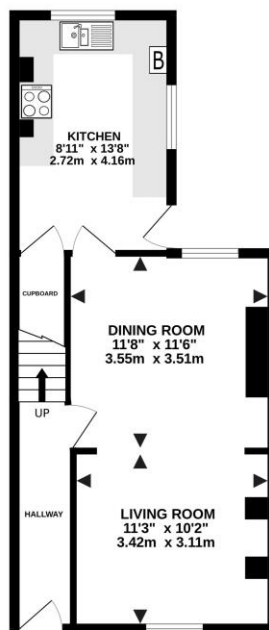
Inside, it is well-presented with stylish décor throughout and feels warm and welcoming with gas central heating and double glazing.

The accommodation comprises of, on the ground floor, an entrance hallway with a staircase to the first floor, a fabulous, open-plan living/dining room with plenty of natural light from windows to the front and rear, a feature fireplace, and plenty of space for a dining table and seating, perfect for any occasion, and a generously proportioned, modern kitchen in a shaker style, with loads of worktop and cupboard space, tiled splashbacks, a fan-oven, ceramic hob, floor space for an upright fridge/freezer, and space with plumbing beneath the worktop for a washing machine and dishwasher. There is a back door to the garden, and a combi-boiler, hidden within a matching wall cabinet, that provides the central heating and hot water on demand.

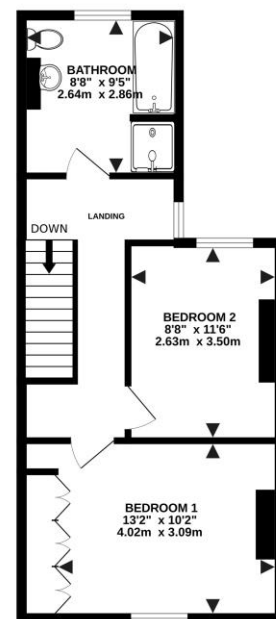
Upstairs, there are two light and airy bedrooms, the master, which is an excellent double with fitted wardrobes, and the second, a smaller double with a window to the rear. A family bathroom completes the accommodation with a modern suite comprising of a bath, a separate shower, a basin, and a WC.

Outside, the rear garden is minimal maintenance with gravel chippings, is fully enclosed making it safe for both children and pets and is ideal for entertaining be it a barbecue or picnic. There is an outside tap for convenience, a gate provides alternative access onto a rear service lane, and parking is available on road at the front of

GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, masses and any other items are approximate and the 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 materials, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.



## 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: Sainsburys Local 0.4 mile  
Town centre: Newton Abbot 0.3 mile  
Supermarket: Asda 0.8 mile

## Relaxing

Beach: Teignmouth 6.6 miles  
Park: Ford Park 0.2 mile/Courtenay Park 0.3 mile  
Newton Abbot Leisure centre: 1.2 miles

## Travel

Bus stop: Church Road 0.1 mile  
Train station: Newton Abbot 0.3 mile  
Main travel link: A38 0.5 miles  
Airport: Exeter 20 miles

## Schools

Wolborough C of E Primary School: 0.4 mile  
Coombeshead Academy: 1.4 miles  
Newton Abbot College: 1.1 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 1AB**

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