



52 Manor Road, Newton Abbot - TQ12 1SN

£220,000

Garage • Great Location • Two Double Bedrooms • Parking • Gardens • Terraced House • In need of modernisation • Large Living Room • Gas Central Heating • Rear Porch


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 1 Bank Street
Newton Abbot TQ12 2JL



This mid-terraced house in Newton Abbot is perfect for first-time homebuyers or investors looking to add to their portfolio. The property is well-maintained and in a desirable location, offering easy access to local amenities.

The front door opens into a spacious hallway, with stairs to the first floor and several storage cupboards.

The living room is bright and airy, with windows overlooking the front garden and sliding patio doors opening into the rear garden.

The kitchen is fitted with a range of cream wall and base units with cream worktops. A stainless steel sink with drainer and mixer tap, space and plumbing for washing machine and cooker and plenty of underwork top space for a fridge and freezer.

The property also benefits from a useful porch at the rear, which is connected to a store room.

Upstairs, you will find a shower room with a shower cubicle and wash hand basin, as well as a separate toilet. Both bedrooms are spacious and double in size, with the main bedroom featuring a UPVC window to the front aspect and a large walk-in storage cupboard that could be converted into a walk-in wardrobe. The second bedroom is located at the rear aspect of the property.

The house is fully double-glazed, ensuring that it is energy-efficient and comfortable to live in.

Measurements

Living Room - 17'6 × 10'3 (5.34m x 3.13m)

Kitchen - 9'11 × 8'7 (3.03m x 2.61m)

Bedroom - 16'1 × 7'8 (4.90m x 2.34m)

Bedroom - 12'6 × 10'11 (3.82m x 3.34m)

Shower Room - 5'7 × 5'1 (1.70m x 1.54m)

WC - 5'7 × 2'10 (1.70m x 0.86m)



Useful Information

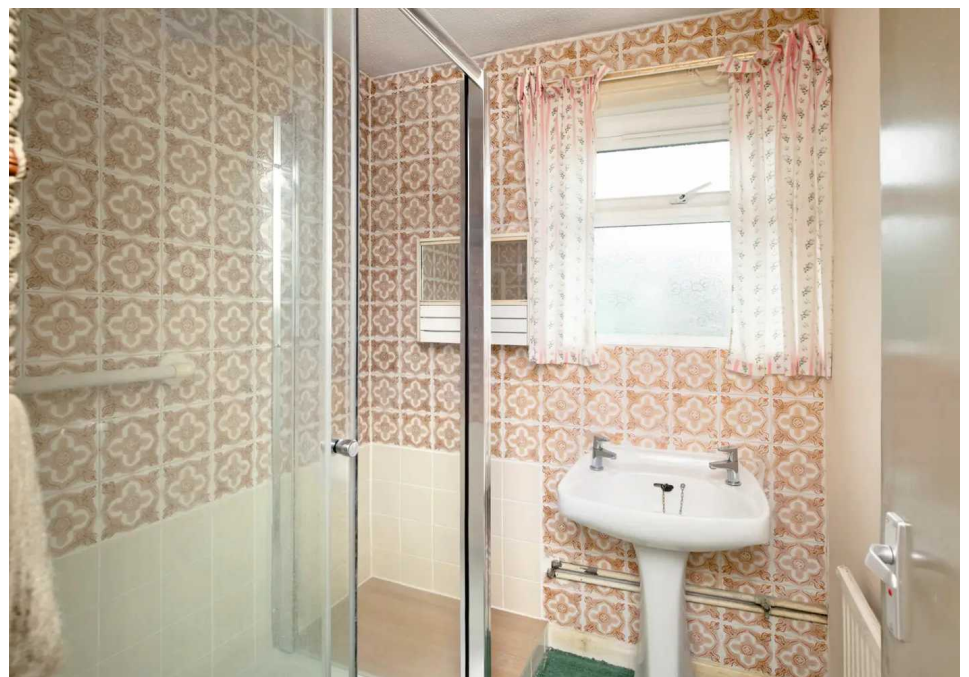
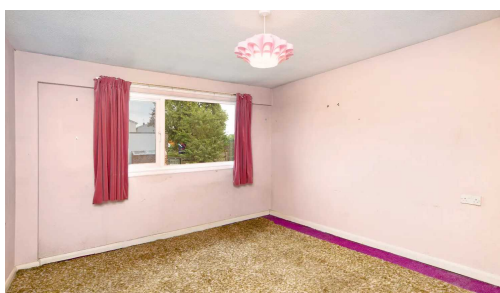
Broadband Speed - Ultrafast
1000 Mbps (According to
OFCOM)

EPC Rating - C

Teignbridge Council Tax Band -
B (£1815 per year)

Gas, Water and electric
Connected

The property is freehold

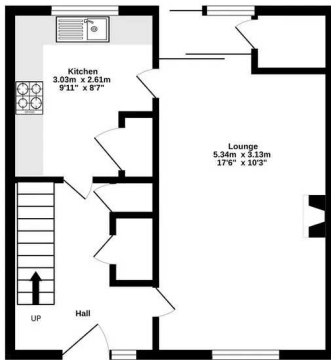


Garden

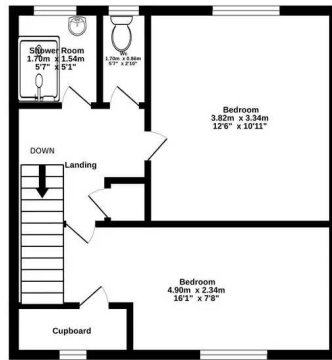
The front of the property is mostly lawn with a path running to the front door. The rear garden is mostly laid to lawn with a foot path up to the end of the garden. There is a patio area located in the middle of the garden where you can sit out and enjoy the summer sun.



Ground Floor
35.1 sq.m. (377 sq.ft.) approx.



1st Floor
35.4 sq.m. (381 sq.ft.) approx.



TOTAL FLOOR AREA : 70.4 sq.m. (758 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 MapInfo 10.0/23



Garage

Single Garage

There is a detached garage at the rear of the property with one off road parking space.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC