



27 Spring Close, Newton Abbot - TQ12 1YH
£240,000 Freehold


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the key to your home

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Newton Abbot TQ12 2JL



Enter into the hallway Where you can find a storage cupboard housing the meters, a door into the lounge and the stairs to the first floor.

The large lounge/diner is bright and airy, with a feature electric fireplace, understairs storage and a window overlooking the front of the property.

A door opens into the kitchen

The Kitchen consists of a range of beech coloured wall and base units with charcoal coloured worktops. There is space for a fridge/freezer and tumble dryer. Built in appliances include single electric oven, electric four ring hob, stainless steel extractor fan and sink with drainer and mixer tap.

There is plumbing for a washing machine, charcoal tiled floor, white tiled walls and a door into the rear garden.

Carpeted stairs lead to the first floor landing, with white bannisters and airing cupboard for storage.

The principle bedroom has a front aspect window and built in wardrobes.

The remaining bedrooms face the rear of the property.

The family Bathroom consists of low-level WC, wash hand basin and bath with shower over. There is vinyl flooring and a white tiled backsplash behind the sink and bath/shower.

Measurements

Lounge/Diner - 17'7 × 14'1 (5.36m x 4.28m)

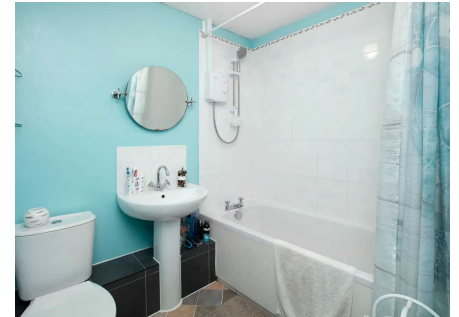
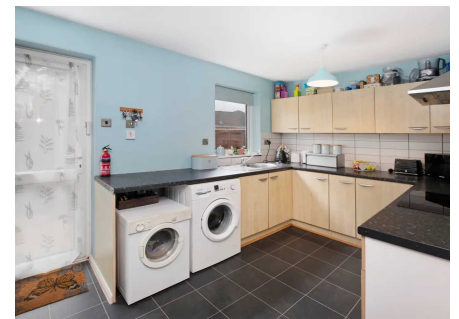
Kitchen - 14'1 × 8'4 (4.28m x 2.55m)

Bedroom - 14'1 × 8'9 (4.30m x 2.67m)

Bedroom - 10'0 × 7'9 (3.06m x 2.36m)

Bedroom - 7'1 × 6'0 (2.16m x 1.83m)

Bathroom - 7'9 × 6'11 (2.36m x 2.11m)



Useful Information

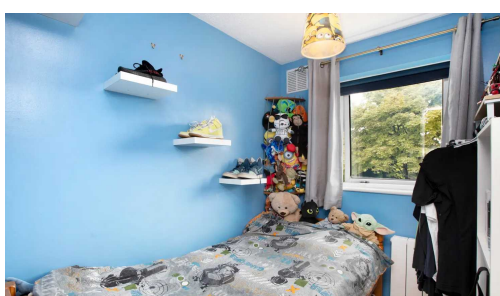
Broadband Speed - Superfast
1000 Mbps (According to
OFCOM)

EPC Rating - F

Teignbridge Council Tax Band
B (£1815 per year)

Electric and Water supplied.
Gas supply is available.

The property is freehold

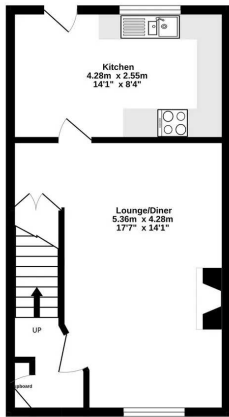


Rear Garden

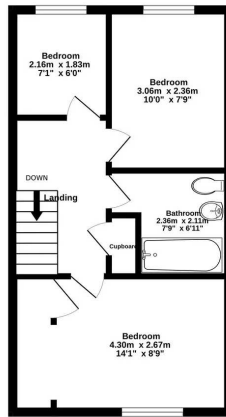
To the rear of the property you will find a fully enclosed rear garden, surrounded by six-foot fence panels, with a gate providing access to recreational grounds. A shed, several water butts, flower beds and a pond provide a very peaceful setting, while the slabbed patio area is perfect for entertaining friends.



Ground Floor



1st Floor



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 a guide only. Any preparation, purchase, contracts and agreements should be made on the basis of the actual measurements and no guarantee as to their accuracy or efficiency can be given.
Rear view between 0202



Allocated Parking

1 Parking Space



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	