



A particularly spacious first floor duplex apartment with a kitchen/diner, generous living room, large double bedroom, shower room plus en-suite bathroom and a roof terrace, situated within walking distance to local amenities.

64a The Avenue | Newton Abbot | TQ12 2BY



thoroughly good property agents



PROPERTY TYPE

First Floor Apartment
Share of Freehold



SIZE

978 sq ft



LOCATION
Town



AGE

Victorian (1837 - 1901)



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Permit Parking



OUTSIDE SPACE

Roof Terrace



EPC RATING

67 D



COUNCIL TAX BAND

A



in a nutshell...

- First Floor Duplex Apartment
- Kitchen/Diner
- Generous Living Room
- Spacious Double Bedroom
- En-suite Bathroom
- Separate Shower Room
- Roof Terrace
- Share of Freehold



the details...

Check out this superb, deceptively spacious, first floor duplex apartment with a top floor bedroom suite and a roof terrace, conveniently located a short level walk from the shops, parks, railway station and amenities, in the popular market town of Newton Abbot.

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

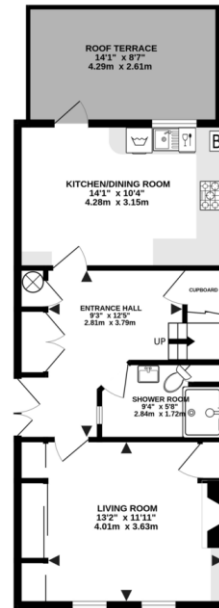
Steps, with a chair lift leads up to the first-floor entrance of the apartment. The accommodation comprises on the first floor, a large entrance hall with built in storage and a pine staircase leading to the top floor, a fabulous living room with an original feature fireplace, stylish decor, and a full-width fitted wardrobe with sliding mirror doors, that opens to reveal integrated storage and a drop-down double bed, a wonderful kitchen/dining room with a modern fitted kitchen that has elegant solid-granite worktops and a range of fitted cupboards providing ample storage space, a fan-oven, five-ring gas hob and filter hood above, floor space for an upright fridge/freezer, and an integrated washing machine and dishwasher. There is plenty of space for a dining table and seating, ideal for any occasion, beside a door that extends the inside space outside onto the roof terrace, and the gas system boiler is hidden within a matching wall cabinet.

Upstairs is the superb, open-plan bedroom suite with plenty of natural light from three skylights in its vaulted ceiling and feature windows in the gable ends, and it comprises of a double bedroom with a dressing room area, and an ensuite bathroom with a modern suite including an elegant stand-alone bath. There are built-in store cupboards and at the top of the stairs, a door providing access to an extensive eaves storage area.

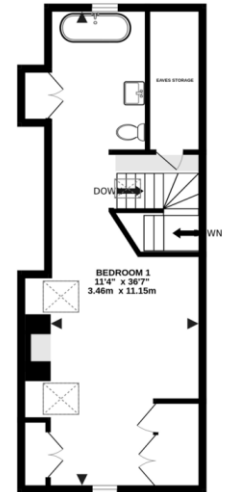
Outside, the roof terrace has rubber tiles and a steel balustrade making a great outside space, with a plastic store for garden furniture. Whilst there is no parking with this property, there are car parks nearby for which permits can be purchased.

A viewing is essential to fully appreciate the space and convenience that this wonderful apartment offers.

1ST FLOOR
541 sq. ft. (50.3 sq.m.) approx.



2ND FLOOR
437 sq. ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq. ft. (90.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, openings, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and should be used as such for any prospective purchase. The fixtures, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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: Costcutter 0.2 miles
Town centre: Newton Abbot 0.5 miles
Supermarket: Aldi 0.7 miles

Relaxing

Beach: Teignmouth 6.3 miles
Park: Courtenay Park: 0.4 miles
Newton Abbot Leisure Centre: 1 mile
Dainton Golf Club: 3.5 miles

Travel

Train station: Newton Abbot 0.3 mile
Main travel link: A380 0.8 miles
Airport: Exeter Airport 20 miles
Bus Stop: (The Avenue) 160 yards

Schools

Bradley Barton Primary School: 1.7 miles
Coombeshead Academy: 1.2 miles
Newton Abbot College: 0.8 miles
Stover School: 2.9 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 2BY**



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