



A terrace home requiring some modernisation benefiting from two reception rooms, kitchen/breakfast room, three bedrooms, bathroom, large attic room and courtyard garden situated a short walk from the shops, parks and amenities in the popular market town of Newton Abbot.

33 Buller Road | Newton Abbot | TQ12 1AB



thoroughly good property agents



PROPERTY TYPE

Mid Terraced House
Freehold



SIZE

1,050 sq ft



LOCATION

Town



AGE

Victorian (1837 - 1901)



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Permit Parking



OUTSIDE SPACE

Courtyard Garden



EPC RATING

64 D



COUNCIL TAX BAND

B



in a nutshell...

- Three Bedrooms
- Large Attic Room
- Two Reception Rooms
- Kitchen/breakfast Room
- Courtyard Garden
- In Need Of Modernisation
- Walking Distance To Shops
- NO CHAIN





the details...

Check out this mid-terraced Victorian property with two/three bedrooms, a usable attic space, and a courtyard garden, conveniently located a short walk from the shops, parks, amenities and mainline railway station, in the popular market town of Newton Abbot.

Inside, the decor could do with some TLC though the property feels warm with double glazing and gas central heating throughout.

The accommodation comprises on the ground floor, an entrance porch and hallway with a staircase to the first floor, an open-plan living/dining room with painted beams and a possibly original granite fireplace that makes a nice feature and focal point for the room, a good-sized kitchen with plenty of worktop and cupboard space in cream, a double oven, gas hob and filter hood above, integrated fridge and freezer, a large under-stairs cupboard with the electrical consumer unit, gas and electric metres, and a back door to the courtyard garden. A wall-mounted condensing combi-boiler provides the central heating and hot water on demand, and there is space with plumbing a beneath the worktop for a washing machine.

Upstairs, there are two light and airy double bedrooms, the master with exposed beams and a cupboard built into the recess on one side of the chimney breast, and there is a small third bedroom/study suitable for a nursery or a home office and a family bathroom containing a white suite with a bath, an electric shower over, a pedestal basin and a WC.

Off the landing a steep ladder leads up to a fully boarded attic space with natural light from a Velux skylight.

Outside, the rear courtyard garden is all hardstanding and is fully enclosed making it safe for both children and pets. Southeast facing it enjoys plenty of summer sunshine, and a gate at the rear provides access onto a service lane. Parking is on-road at the front of the property where a residents' permit scheme is in operation.

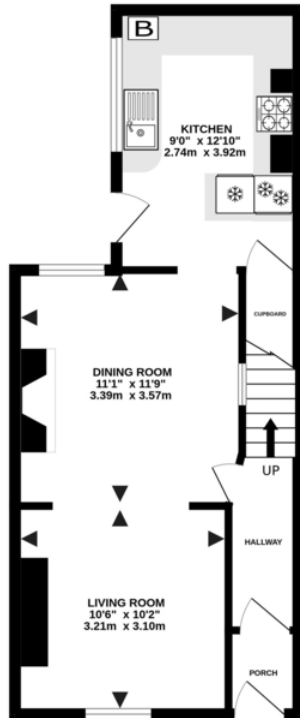
Tenure: Freehold

Council Tax Band: B

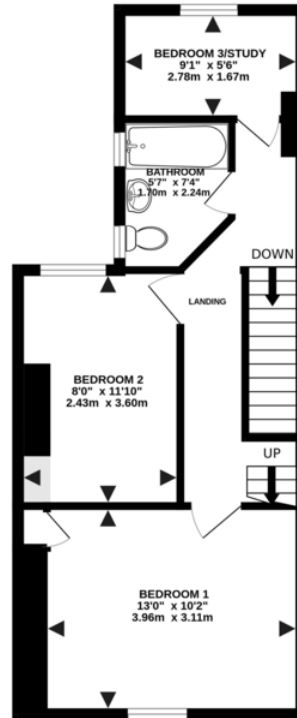


the floorplan...

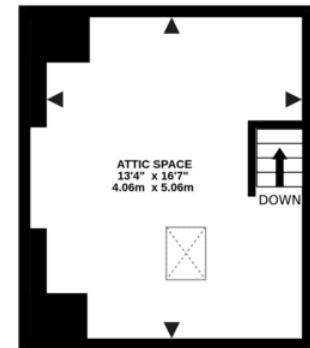
GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 sq.m.) 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.
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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: 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**





Need a more complete picture? Get in touch with your local branch...

Tel [01626 362 246](tel:01626362246)
Email newton@completeproperty.co.uk
Web completeproperty.co.uk

Complete
79 Queen Street
Newton Abbot
TQ12 2AU

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