



An extremely well presented three-bedroom terraced house which has a modern kitchen/breakfast room, separate utility room, light and airy living room plus a spacious rear garden. Situated close to amenities, railway and other transport links.

8 Balmoral Close | Newton Abbot | TQ12 4BJ





PROPERTY TYPE

Mid Terraced House  
Freehold



SIZE

848 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

64 D



COUNCIL TAX BAND

B



### in a nutshell...

- Mid Terraced House
- Three Bedrooms
- Spacious Kitchen/Breakfast Room
- Separate Utility Room
- Enclosed Rear Garden
- Lawn plus Decking with Feature Lighting
- Close to Town Centre
- Within Easy Reach of Railway





## the details...

Check out this fabulous, terraced family home with three bedrooms and an enclosed rear garden, in the popular town of Newton Abbot, with easy access to the A380 to Torbay, Exeter and the M5.

Inside, it is beautifully presented with stylish décor throughout complimented by wooden floors, and it feels warm and welcoming with gas central heating and double-glazing.

The accommodation comprises, on the ground floor, an entrance hallway with a staircase to the first floor and a cupboard beneath, a generously-proportioned living room filled with light from a window to the front and patio doors to the rear garden and a decorative fireplace making a nice feature and focal point for the room. The fabulous kitchen/dining room has a modern fitted kitchen that has loads of solid-hardwood worktops and a range of cupboards, in cream, providing ample storage space, a Belfast sink, an eye-level double-oven, a five ring ceramic hob and integrated fridge and freezer, plenty of floor space for a dining table and seating, ideal for any occasion, and a separate utility room with a back door to the garden which has a worktop, space with plumbing for a washing machine, dishwasher and tumble drier.

Upstairs, there are three bedrooms, two doubles and an excellent single, plus a family bathroom containing a white three-piece suite. The landing has an airing cupboard containing the condensing combi-boiler that provides the central heating and hot water on demand.

Outside, the rear garden is surprisingly large, is well-maintained and is fully enclosed making it safe for children and pets. There is a raised terrace of timber decking with feature lighting and an additional area of decking with bespoke bench seating, creating a great outside space for entertaining be it alfresco dining or a barbecue. There is a gently sloping lawn beside timber-edged, raised beds of plants and flowers and a walled, paved patio ideal for siting a barbecue or pizza oven. There are outside sockets for convenience and at the front of the property there is a bin store and a front garden of gravel. Parking is on-road.

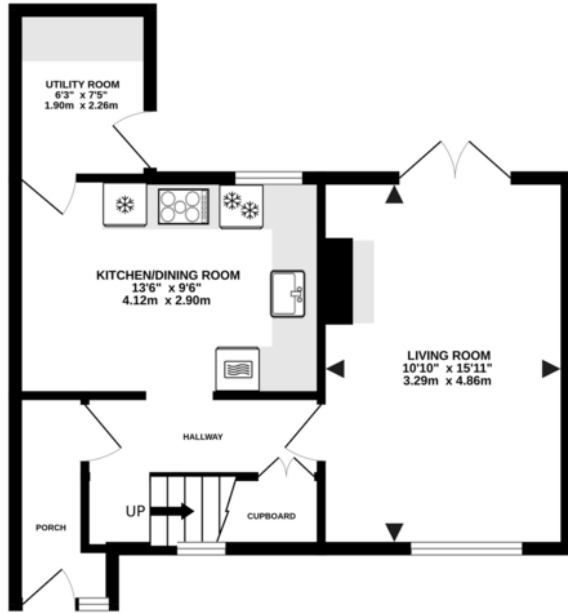
A viewing is essential to fully appreciate all this wonderful property has to offer.

Tenure – Freehold  
Council Tax Band - B

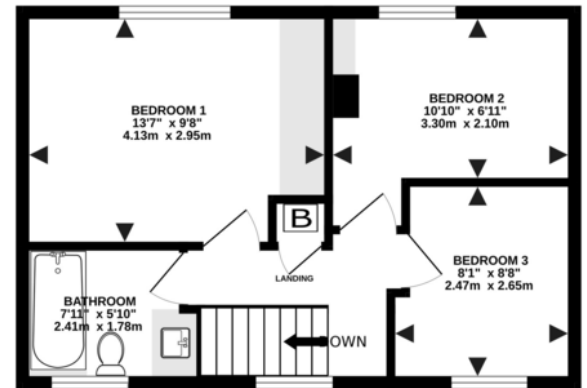


## the floorplan...

**GROUND FLOOR**  
451 sq.ft. (41.9 sq.m.) approx.



**1ST FLOOR**  
398 sq.ft. (37.0 sq.m.) approx.



**TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.**

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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: Nisa Local 0.2 miles

Town Centre: Newton Abbot 1 mile

Supermarket: Sainsbury's 0.6 miles

### Relaxing

Beach: Teignmouth 6.3 miles

Park: Sandringham Park approx. 0.2 miles

Newton Abbot Leisure Centre: 1.8 miles

Dog walks, tennis court & cycle route: Baker's park: 1.6 miles

### Travel

Bus: Queensway 120 yards

Train station: Newton Abbot 0.9 miles

Main travel link: Penn Inn roundabout A380 0.3 miles

Airport: Exeter 19.6 miles

### Schools

Haytor View Primary School & Nursery: 0.2 miles

Decoy Primary School: 0.9 miles

Coomeshead Academy: 2.1 miles

Newton Abbot College: 1.8 miles

Please check Google maps for exact distances and travel times.

Property postcode: [TQ12 4BJ](#)





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

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

Complete  
79 Queen Street  
Newton Abbot  
TQ12 2AU

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