



29 Buller Road, Newton Abbot - TQ12 1AB
£209,950 Freehold


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 **1 Bank Street**
Newton Abbot TQ12 2JL



This beautifully presented 3 bedroom mid-terraced property is the perfect family home, offering both comfort and convenience. Situated in a sought-after location, this home is chain-free, allowing for a smooth and hassle-free purchasing process.

The spacious ground floor boasts two reception rooms, providing ample space for both living and dining areas. The well-equipped kitchen leads out to a charming courtyard garden, perfect for al-fresco dining or simply enjoying some tranquillity. The rear access to the garden adds convenience, making maintenance and outdoor activities a breeze.

Upstairs, there are three generously sized bedrooms, each offering a calm and peaceful retreat.

The property benefits from double glazing and gas central heating throughout, ensuring a cosy and inviting ambience during the colder months. Permitted parking is available, providing ease for residents and their guests.

In addition, this property boasts ample storage space, essential for keeping belongings neat and organised. With its close proximity to town, residents can enjoy a wide range of amenities, including shops, cafes, and recreational facilities. This home presents an excellent opportunity for a growing family or those seeking a comfortable and well-located property.

Overall, this property offers both comfort and convenience, coupled with a delightful outdoor space. Book a viewing now to appreciate the charm and potential this home has to offer.

Measurements

Kitchen - 12'6 × 8'10 (3.82 × 2.70m)

Dining Room - 12'2 × 11'4 (3.70 × 3.46m)

Lounge - 10'6 × 10'1 (3.20 × 3.07m)

Bedroom - 13'9 × 10'3 (4.20 × 3.13m)

Bedroom - 11'11 × 8'3 (3.63 × 2.52m)

Bedroom - 10'2 × 8'11 (3.10 × 2.71m)

Bathroom - 5'10 × 5'5 (1.77 × 1.66m)



Useful Information

Broadband Speed Ultrafast
1000 Mbps (According to
OFCOM)

Teignbridge Council Tax Band
B (£1815 per year)

EPC Rating D

Gas, water and Electric
supplied

The property is freehold



Beautifully presented 3 bed mid-terrace. Perfect family home with 2 reception rooms, well-equipped kitchen, charming courtyard garden. Generous bedrooms, double glazing, gas central heating. Permit parking. Ample storage. Close to town amenities. Comfort, convenience, and charm. Book a viewing!

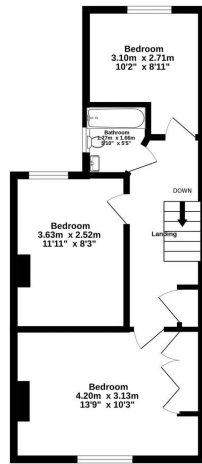
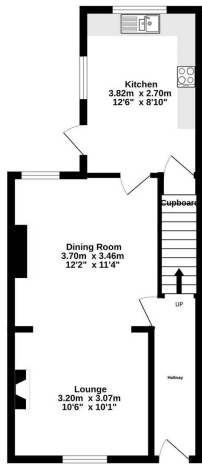
Council Tax band: B

Tenure: Freehold



Ground Floor
39.0 sq.m. (420 sq.ft.) approx.

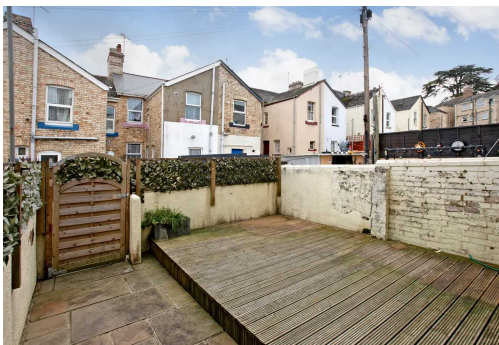
1st Floor
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA: 78.2 sq.m. (842 sq.ft.) approx.
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- CHAIN FREE
- Close to town
- Two Reception Rooms
- Three Bedrooms
- Courtyard Garden
- Rear Access to Garden
- Double Glazing
- Gas Central Heating
- Permit Parking
- Ample Storage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	