



A well presented semi-detached house with a kitchen/breakfast room, living room, downstairs cloakroom, three bedrooms and bathroom benefiting from a generous rear garden and off road parking.

68 Broadlands Avenue | Newton Abbot | TQ12 1SL



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House
Freehold



SIZE

782 sq ft



LOCATION

Town



AGE

1940s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

0



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

47 E



COUNCIL TAX BAND

B



in a nutshell...

- Semi-Detached House
- Three Bedrooms
- Kitchen/Breakfast Room
- Living Room
- Downstairs Cloakroom
- Generous Rear Garden
- Off Road Parking
- Close to Town Centre & Amenities





the details...

A three bedroom semi-detached home benefiting from a generous rear garden and off road parking. The house is well presented throughout and feels warm and welcoming from gas central heating and double glazing.

The front door leads into a hall where stairs rise to the first floor. A door leads into the living room which is positioned to the front of the property with two windows allowing natural light to enter the room. A gas fireplace creates a focal point.

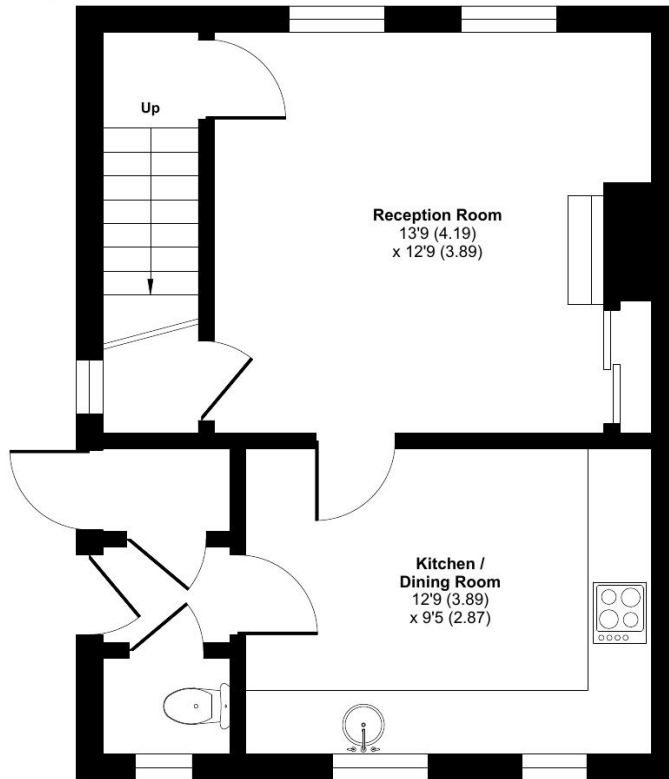
A door leads into the kitchen, which has been fitted with modern floor and wall units, ample worktops, an electric oven and gas hob, extractor hood and tiled splash back, space for a fridge and space for a washing machine. There is room for a dining table and chairs and plenty of light is provided from two windows overlooking the garden. A door leads into an inner hallway where there is a cupboard, a cloakroom fitted with a WC and basin and a door to the garden.

On the first floor there are three bedrooms, the main bedroom and bedroom two are both double rooms, the third bedroom is a single. All bedrooms are serviced by the family bathroom which comprises a paneled bath with shower attachment, WC and a basin set into a vanity unit with storage under. A wide window provides natural light and ventilation.

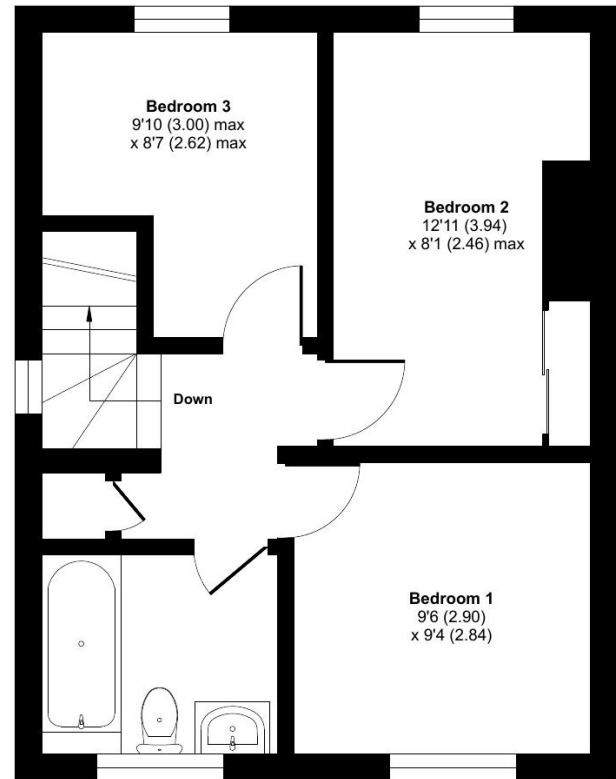
The rear garden is a generous size and is well stocked with various mature trees and shrubs. There is a patio area adjacent to the house, at the side and rear. The remainder of the garden is mainly laid to lawn with two further patio areas positioned to enjoy the sunshine. A gate leads to the front of the property where there is off road parking and a front garden, mainly laid to shingle.

Tenure - Freehold
Council Tax Band - B





GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7cheom 2023. Produced for Ashtons Complete (Complete Property). REF: 1048063



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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: One Stop 0.2 miles
Town centre: Newton Abbot 0.8 miles
Supermarket: Asda 0.6 miles

Relaxing

Beach: Teignmouth 7.2 miles
Park: Ashburton Road 0.3 miles

Travel

Bus stop: Ashburton Road 0.1 miles
Train station: Newton Abbot 1.2 miles
Airport: Exeter 19.8 miles

Schools

Highweek Primary School: 0.3 miles
St Joseph's Catholic Primary School: 0.3 miles
Newton Abbot college/Coombeshead Academy: 0.4 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ12 1SL**





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

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