



20 Forde Close, Newton Abbot - TQ12 4AF

£210,000 Freehold

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



The property is a 4-bedroom mid-terraced house and is an excellent opportunity for both first-time buyers and investors who wish to put their own stamp on a property. This property is in need of updating and modernising throughout. The layout of the house includes a spacious living room, a separate dining room, a well-appointed kitchen, and a convenient downstairs bathroom. The property benefits from coal-fired central heating, ensuring warmth and comfort throughout the year.

As for the outside space, the property has a south-east facing rear courtyard garden. A generously sized shed provides ample storage for all your gardening tools and equipment, allowing you to maintain the beautifully landscaped flowery borders that adorn the path leading to the rear gate. Whether you are a green-thumbed enthusiast or simply appreciate the tranquillity of a well-maintained outdoor space, this property offers a charming and inviting area for relaxation and recreation.

In regards to the location, the house is conveniently situated close to a range of amenities and is within walking distance to the train station, offering excellent transport links.

In conclusion, this 4-bedroom mid-terraced house presents an exciting opportunity for those looking to make their mark on a property. With its spacious interiors, convenient location, and a delightful outdoor space, this property offers endless possibilities for creating a comfortable and inviting home. Whether you are a first-time buyer or an investor seeking a project, this property is sure to capture your imagination and provide a solid foundation for future personalisation and enhancement.

# Measurements

- Lounge - 11'11 × 11'10 (3.63 × 3.60m)
- Dining Room - 12'6 × 11'9 (3.80 × 3.58m)
- Breakfast Room - 9'3 × 7'10 (2.82 × 2.39m)
- Kitchen - 10'8 × 6'8 (3.26 × 2.02m)
- Bathroom - 7'10 × 4'5 (2.39 × 1.34m)
- Bedroom - 15'10 × 14'34 (4.82 × 4.37m)
- Bedroom - 13'0 × 10'0 (3.95 × 3.04m)
- Bedroom - 11'9 × 9'6 (3.58 × 2.90m)
- Bedroom - 11'5 × 7'6 (3.47 × 2.29m)



## Useful Information

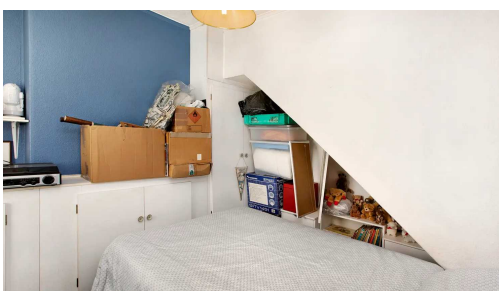
Teignbridge Council Tax Band B  
(£1815 per year)

Broadband Speed - Ultrafast 1000  
Mbps (According to OFCOM)

EPC Rating F

Electric, Water and Mains Sewerage  
Supplied

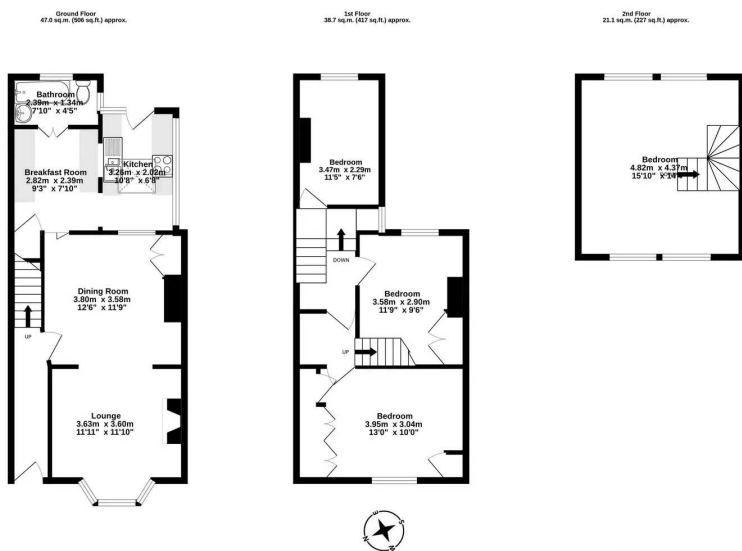
The property is freehold



A 4-bed mid-terraced with spacious accommodation in need of refurbishment. Ample storage, downstairs bathroom. Double glazing and coal-fired central heating. Kitchen, dining room, living room, south-east facing courtyard garden. Close to amenities. Exciting opportunity to create dream home.

Council Tax band: B

Tenure: Freehold



**TOTAL FLOOR AREA: 106.8 sq.m. (1150 sq.ft.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, sections, corners and all 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 here are not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metrage (2022)



- Four Bed Mid-Terrace House
- In need of refurbishment
- Living Room
- Dining Room
- Kitchen
- Downstairs Bathroom
- Spacious Accommodation Throughout
- Close to Amenities
- Ample Storage
- Coal-fired Central Heating



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	34	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	