



A fabulous, terraced house in the popular area of Forde Park, with three bedrooms, two reception rooms, cloakroom & utility, low maintenance garden and parking, close to the local amenities of Newton Abbot offered with no forward chain.

13 Broadmeade Court | Forde Park | Newton Abbot | TQ12 1DN





PROPERTY TYPE

Mid Terraced House
Freehold



SIZE

969 sq ft



LOCATION

Town



AGE

Victorian (1837 - 1901)



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Electric Storage Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Courtyard Garden



EPC RATING

59 D



COUNCIL TAX BAND

D



in a nutshell...

- NO CHAIN
- Terraced Home
- Three Bedrooms
- Two Reception Rooms
- Cloakroom & Utility
- Low Maintenance Courtyard Garden
- Parking
- Fantastic Location in Forde Park
- Close to Amenities



the details...

Check out this fabulous, terraced property with three bedrooms, a garage, and an enclosed rear courtyard garden, conveniently located a short walk from the shops, parks, railway station, and amenities, in the popular market town of Newton Abbot.

Inside, it is nicely presented with light and neutral décor throughout, though it is a little dated and would benefit from some modernisation. It feels warm and welcoming with electric storage heating and double glazing throughout.

The accommodation comprises, on the ground floor, an entrance porch and a hallway with a convenient ground floor cloakroom and a staircase to the first floor with a cupboard beneath, a decent-sized kitchen with plenty of worktop and cupboard space, tiled splashback, a built-in fan-oven, ceramic hob, floor space for an upright fridge/freezer and a back door to the garden, and in a separate utility cupboard there is space with plumbing for a washing machine. A fabulous, open-plan living/dining room with plenty of light from a bay window to the front and a wide window to the rear. The living area has a tiled fireplace with an electric heater, the dining area has plenty of space for a table seating, perfect for any occasion, and a convenient serving hatch to the kitchen.

Upstairs, there are three bedrooms, two doubles, both with fitted wardrobes, and a good single with a window to the front. A family bathroom contains a white suite comprising a bath, with a shower over, a pedestal basin, and a WC, the landing has an airing cupboard containing an insulated hot water cylinder, and a hatch in the ceiling providing access to the loft, where there is a drop-down ladder and a light for convenience.

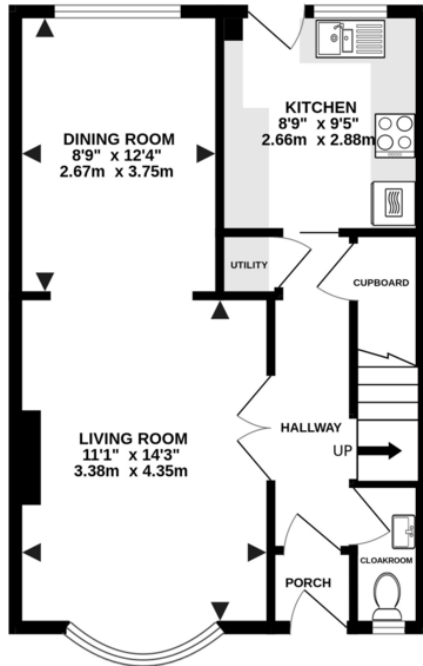
Outside, the rear courtyard garden is minimal maintenance, as it is fully paved making it pet friendly, with a gate at the rear providing access to the shared parking area, and the single garage in a block.

Tenure – Freehold
Council Tax Band - D

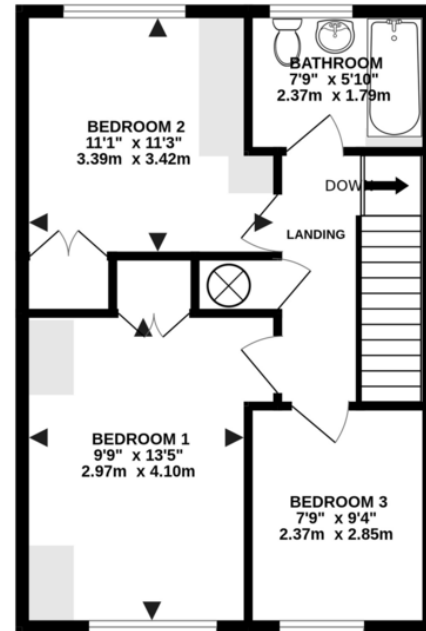


the floorplan...

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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.
Made with Metroplex ©2023



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

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

Pint of milk: Aldi 0.5 miles

Supermarket: Sainsbury's 0.6 miles

Town Centre: Newton Abbot 0.6 miles

Relaxing

Beach: Teignmouth 6.6 miles

Park: Forde Park: Approx 150ft

Newton Abbot Leisure Centre: 1.5 miles

Dainton Golf Club: 3 miles

Travel

Train station: Newton Abbot 0.5 mile

Main travel link: A380 0.5 mile

Airport: Exeter Airport 19.9 miles

Schools

Abbotsbury School: 0.3 miles

Decoy Community Primary School: 0.6 miles

All Saints Marsh Primary School: 0.8 miles

Newton Abbot College: 1.3 miles

Wolborough C Of E Nursery & Primary School: 0.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 1DN**





The Property
Ombudsman

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

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.