



A three-bedroom mid-terraced family home with a kitchen/dining room and an enclosed rear garden, in a convenient location, located a short walk from primary and secondary schools and the shops/amenities in the Centre of the popular market town of Newton Abbot.

9 Spring Close | Newton Abbot | TQ12 1YH



thoroughly good property agents



PROPERTY TYPE

Mid Terraced House  
Freehold



SIZE

771 SQ FT



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

73 C



COUNCIL TAX BAND

B



### in a nutshell...

- CHAIN FREE
- Three Bedrooms
- Kitchen/Dining Room
- Generous Living Room
- Low Maintenance Rear Garden
- Parking
- Garage in a Block
- Close to Shops/Amenities
- Walking Distance to Schools



## the details...

An opportunity to purchase a mid-terraced family home with three bedrooms, and an enclosed rear garden, in a convenient location, located a short walk from primary and secondary schools and the shops/amenities in the Centre of the popular market town of Newton Abbot.

Inside, it has light and neutral décor throughout and feels warm with gas central heating and double-glazing.

The accommodation comprises, on the ground floor, an entrance porch, a spacious living room filled with light from a window to the front, with a meter cupboard and a staircase to the first floor with a cupboard beneath, and a decent sized kitchen/dining room that has a back door to the garden. The kitchen has plenty of worktop and cupboard space, tiled splash backs and space with plumbing for white goods, plus a wall mounted condensing combi-boiler that provides the central heating and hot water on demand.

Upstairs, there are three light and airy bedrooms, two doubles, the principal bedroom with a fitted wardrobe, and a single, and a roomy family bathroom containing a bath with a shower over, a WC, a basin and a chrome heated towel rail.

Outside, the rear garden is a good size and is fully enclosed making it safe for children and pets. It is mostly paved, great for a barbecue or drinks with friends and family, bordered by beds for planting. There is an outside tap for convenience and a gate at the rear provides alternative access.

At the front is a small garden area of gravel beside the porch and parking is available in the parking area towards the front of the property with more on-road if required. The garage can be found in a block nearby.

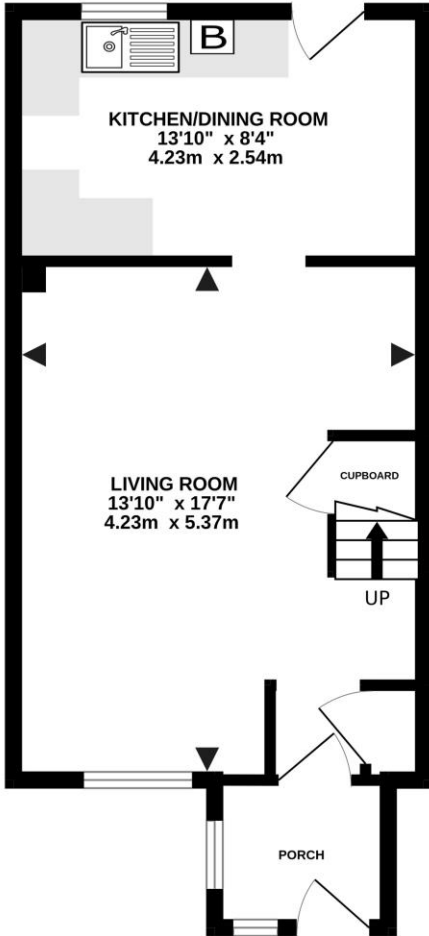
Tenure - Freehold

Council Tax Band - B

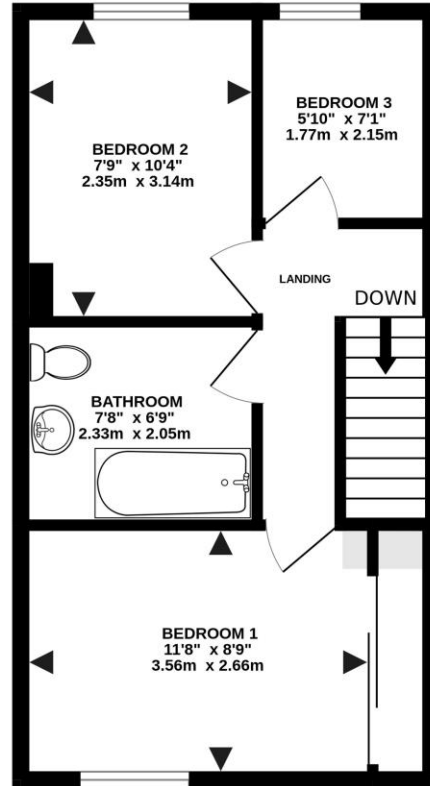


# the floorplan...

GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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.

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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: Bradley Stores 0.4 miles

Town centre: Newton Abbot 1.8 miles

Supermarket: Asda 1.4 miles

### Relaxing

Beach: Teignmouth 7.7 miles

Park: Bakers Park: 1.7 miles

Newton Abbot Leisure Centre: 1.3 miles

Dainton Golf Club: 4 miles

### Travel

Train station: Newton Abbot 2.3 miles

Main travel link: A380 2.7 miles

Airport: Exeter Airport 20.4 miles

### Schools

Bradley Barton Primary School: 0.4 miles

Coombeshead Academy: 0.8 miles

Newton Abbot College: 1.1 miles

Stover School: 2.7 miles

Please check Google maps for exact distances and travel times.

**Property postcode: TQ12 1YH**

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

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