



9a Rundle Road, NEWTON ABBOT - TQ12 2PJ

£425,000 Freehold


chamberlains
the key to your home

Contact Us...

 01626 365055

 newtonsales@chamberlains.co

 1 Bank Street
Newton Abbot TQ12 2JL



The front door opens into a spacious hallway incorporating the open plan dining room.

The dining room has dual aspect windows with tilt and slide doors opening to the front garden.

The bright and airy living room has neutral walls and carpets with dual aspect windows with lovely views over the surrounding neighbourhood.

The kitchen has a range of high gloss, cream coloured wall and base units with white flecked worktops. Built-in appliances include a double oven one and a half bowl charcoal sink with drainer, fridge/freezer, four burner gas hob and extractor fan. There is space and plumbing for a washing machine, a breakfast bar and a staircase leading downstairs, to the garage. A door opens to the rear garden and a window looks out to the side of the property.

The principal bedroom has dual aspect windows to the rear and tilt and slide doors to the front of the property. There are doors to the Ensuite and storage cupboard with hanging rails for extra wardrobe space.

The Ensuite consists of low-level WC, inset wash hand basin, heated towel rail and large walk-in P-shaped shower. A window faces the rear, neutral tiles cover the floor and walls, and a range of vanity cupboards offer storage.

An inner hallway offers two further bedrooms facing the rear of the property, one a double with built-in mirrored, sliding door, wardrobes and the other a generous single. There is also a good size airing cupboard.

The family bathroom consists of low-level WC, wash hand basin, heated towel rail and quadrant shower cubicle with shower. There are a range of vanity cupboard with black worktops and an obscure window facing the rear garden.

Measurements

Dining Room - 15'2 x 15'0 (4.61m x 4.56m)

Living Room - 18'10 x 17'6 (5.74m x 5.34m)

Kitchen - 12'5 x 12'5 (3.79m x 3.78m)

Bedroom - 14'0 x 12'0 (4.26m x 3.67m)

Bedroom - 11'0 x 9'0 (3.34m x 2.75m)

Bedroom - 10'3 x 6'10 (3.13m x 2.10m)

Garage - 19'6 x 17'6 (5.95m x 5.34m)



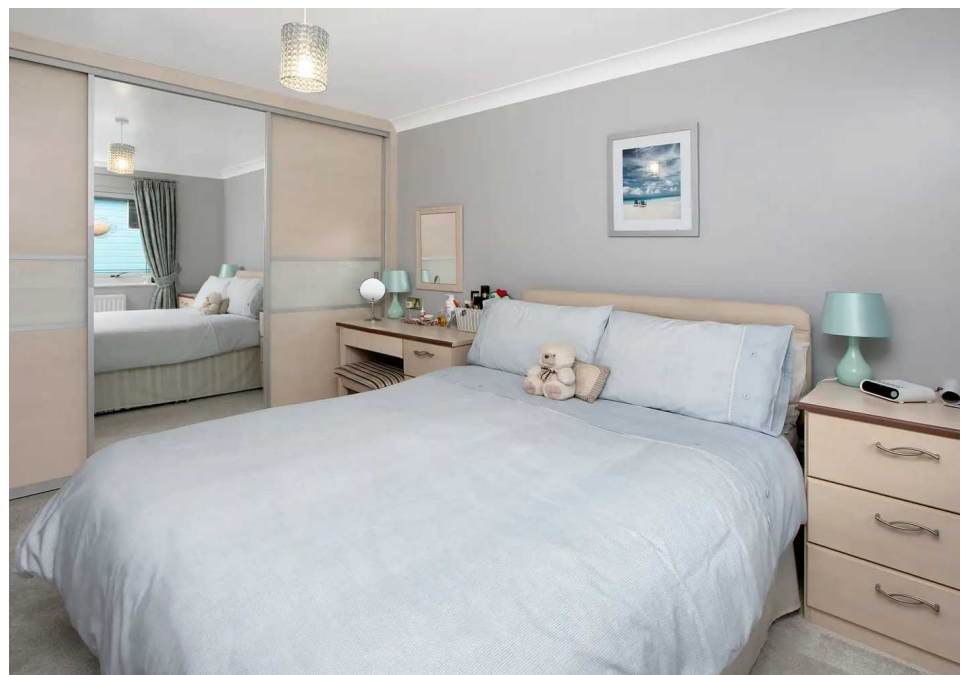
Useful Information

Broadband Speed - Ultrafast
1000Mbps (According to
OFCOM)

Teignbridge Council Tax Band - E
(£2852 per year)

EPC Rating - C Gas, water and
electric supplied

The property is freehold



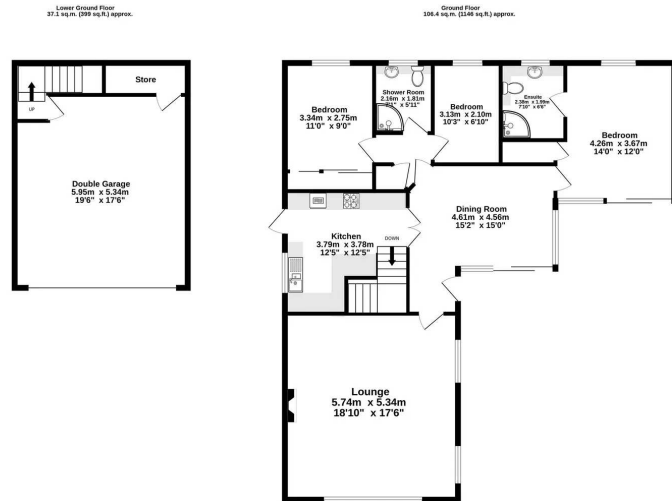
Front Garden

The front garden is multi-tiered with a slabbed pathway and steps leading to the front door. There are a wide variety of plants and shrubs. There is a large tree with a vast canopy, offering shade in the summer months.

Please note, there is a Tree Preservation Order on this tree.

Rear Garden

The rear garden is accessed from the kitchen door. There is a balconied seating area overlooking the front of the property, with iron railings. A slabbed pathway leads to the fully enclosed rear garden. Here you can find steps up to a gravelled planting area and shed. To the right is a slabbed patio. There is side access to the front of the property

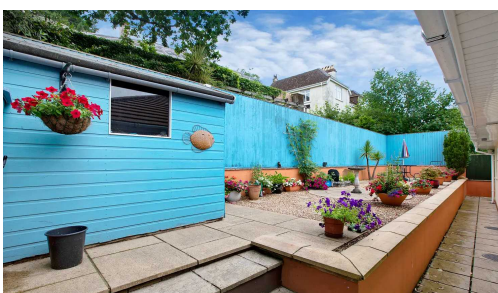
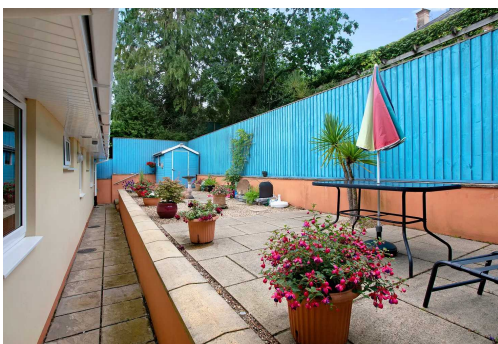


TOTAL FLOOR AREA: 143.5 sq.m. (1545 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the finished information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information purposes only and should be used as a guide for any prospective purchaser. The architect, designers and other tradesmen have been issued and for guarantee. All to their capability or efficiency can be given. Mark with Metrage (2021)



Garage

Double Garage A large double garage with electric door is fully integrated under the property with internal stairs leading up to the kitchen. There is a large storage cupboard at the rear of the garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	82
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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		74	75
England, Scotland & Wales		EU Directive 2002/91/EC	