

21 Hameldown Way, Newton Abbot - TQ12 2DN

£195,000 Freehold

End of Terrace House • Two Bedrooms • Conservatory • Rear Courtyard • Great Location • Allocated Parking Space •
Open Plan • Kitchen/Diner • Storage • Living Room


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Newton Abbot TQ12 2JL



This charming and well-presented end of terrace house is a wonderful two-bedroom property, perfect for individuals or small families seeking a comfortable and convenient home. Located in a highly desirable area, the property offers an impressive range of features that are sure to meet the needs of even the most discerning buyers.

Upon entering the house, you are greeted by a spacious and airy living room that provides the perfect space for relaxation and entertainment. The open plan kitchen/diner is great for the preparation and enjoyment of meals while socialising with family and friends. The inclusion of a conservatory offers an abundance of natural light and an ideal area for relaxing or using as a versatile space to suit your needs.

The property benefits from two bedrooms, offering the perfect retreat at the end of a long day. Both rooms are well-appointed and provides a warm and welcoming ambience.

Additionally, the property boasts plenty of storage options, ensuring that clutter is kept at a minimum and allowing for a neat and organised living environment.

Conveniently, the property also comes with an allocated parking space, providing ease and comfort for residents. This is especially beneficial in a sought-after location where parking can often be a challenge.

Surprisingly, despite its town location, this property boasts a sense of tranquillity, while still being within close proximity to an array of local amenities such as shops, schools, and recreational facilities.

With its prime location, versatile living spaces, and an array of features, this end of terrace house is an exceptional opportunity not to be missed. Whether you are a first-time buyer, a small family, or looking for a solid investment opportunity, this property provides the ideal foundation for a delightful and stress-free lifestyle.

Measurements

Living Room - 15'6 × 12'1 (4.73m x 3.68m)

Kitchen/Dining Room - 15'6 × 7'8 (4.73m x 2.34m)

Conservatory - 10'8 × 7'5 (3.24m x 2.27m)

Bedroom - 9'11 × 9'5 (3.01m x 2.88m)

Bedroom - 9'2 × 7'8 (2.79m x 2.34m)

Bathroom - 7'8 × 6'4 (2.34m x 1.9m)



Important Information

Broadband Speed Ultrafast
1000Mbps (According to OFCOM)

EPC Rating C

Teignbridge Council Tax Band B
(£1815 per year)

Mains Gas, Electric and Water
Supplied

The property is freehold



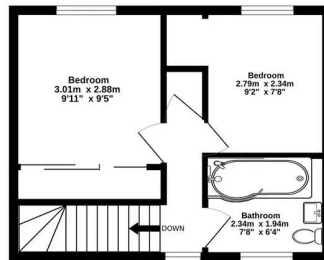
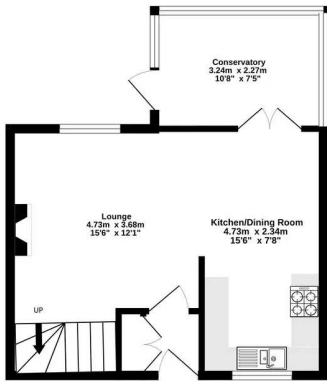
Rear Garden

The private rear courtyard, offers a tranquil outdoor space where you can relax and enjoy the fresh air. Whether it be enjoying a morning coffee or hosting an evening barbeque, this courtyard provides a peaceful getaway from the hustle and bustle of everyday life. The gardens comes with an impressive shed, very useful for storing all your gardening essentials.



Ground Floor
35.5 sq.m. (382 sq.ft.) approx.

1st Floor
28.5 sq.m. (307 sq.ft.) approx.



TOTAL FLOOR AREA : 64.0 sq.m. (689 sq.ft.) 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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Allocated parking

1 Parking Space

This property benefits from an allocated parking space for one vehicle.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	