



Two Bedroom Semi Detached Cottage

12 Old Exeter Road | Newton Abbot | TQ12 2NU





PROPERTY TYPE

Semi Detached House



SIZE

660 sq ft



LOCATION

Town



AGE

Unconfirmed



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Central Heating



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

C



COUNCIL TAX BAND

A



### in a nutshell...

- Garage Parking
- Cul De Sac Position
- Walking Distance to Town Centre
- Very Close to Local Schools
- Immaculately Presented Throughout
- Good Sized Garden



## the details...

Inside, it is immaculately presented with fresh and light decor throughout, giving a modern feel, it is warm and inviting with gas central heating and double-glazing, and it has bags of character with its thick stone walls.

The accommodation briefly comprises, on the ground floor, an entrance porch, a generously sized living room with plenty of light from a window to the front, and a fabulous, modern kitchen in gloss-white. The kitchen has plenty of worktop and cupboard space complete with tiled splashbacks, and under-cabinet feature lighting, a fan-oven, a gas hob with filter hood above, an integrated dishwasher, floor space for an upright fridge/freezer, plumbing for a washing machine, and a combi-boiler hidden within a matching wall cabinet.

Upstairs, there are two excellent, light and airy, double bedrooms, and a fully tiled bathroom containing a bath, a separate shower, a WC, and a pedestal basin.

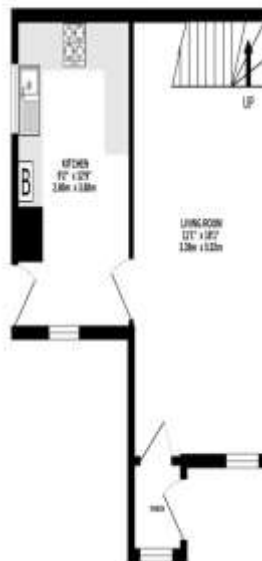
Outside, the garden is a generous size, and is fully enclosed making it child and pet friendly. It is totally paved, creating a wonderful, low-maintenance, outside space ideal for entertaining, be it a barbecue or drinks with family and friends. At the front of the property is a walled courtyard of gravel, and a single garage beneath the garden. Parking is on-road where a residents' permit scheme is in operation.

\*There are two further garages available by separate negotiation.

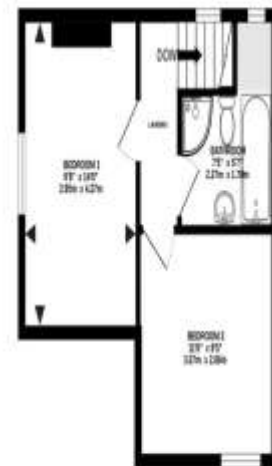
TENURE- Freehold

EPC RATING- C

GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.3 sq.m.) approx.

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## the location...

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 2NU



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