



9 Hunterswell Road, Newton Abbot - TQ12 1SF
£295,000 Freehold


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Newton Abbot TQ12 2JL



Nestled in a sought-after location, this chain-free semi-detached house offers an excellent opportunity, situated within walking distance of the vibrant town of Newton Abbot.

Spread across two well-proportioned floors, this property offers three inviting bedrooms, providing ample space for a growing family. The open-plan lounge/diner with French doors that open out onto the rear garden, offering a versatile space for relaxation.

The property also features a family bathroom, with both it and the kitchen presenting an ideal opportunity for modernisation to unlock the full potential of the home. Furthermore, gas central heating ensures year-round comfort, making this property a cosy retreat during colder months.

Outside, the residence extends its allure with front and rear gardens, providing a serene setting for outdoor activities or simply basking in the sun. Notably, the rear garden boasts a lovely view towards Newton Abbot, offering a peaceful escape from the bustle of daily life.

Additionally, practicality meets convenience with the inclusion of a garage and a driveway capable of accommodating one vehicle. This feature adds a touch of luxury to the property, ensuring parking arrangements are hassle-free and secure.

Situated within walking distance to Newton Abbot, residents can enjoy all the amenities and charm the town has to offer, with its array of shops, restaurants, and leisure facilities. Well-connected transport links further enhance the appeal of this location, providing easy access to surrounding areas and beyond.

In summary, this semi-detached house presents a fantastic opportunity for a buyer keen to put their stamp on a property in a desirable location. Boasting three bedrooms, chain-free status, and ample potential for modernisation, this residence promises a comfortable and convenient lifestyle within a welcoming community. Contact us today to arrange a viewing and secure your opportunity to create your dream home.

Measurements

Lounge/Diner - 18'6 × 12'1 (5.65m x 3.68m)

Kitchen - 10'10 × 9'10 (3.31m x 3.00m)

Bedroom - 12'2 × 10'10 (3.70m x 3.30m)

Bedroom - 10'10 × 10'10 (3.30m x 3.30m)

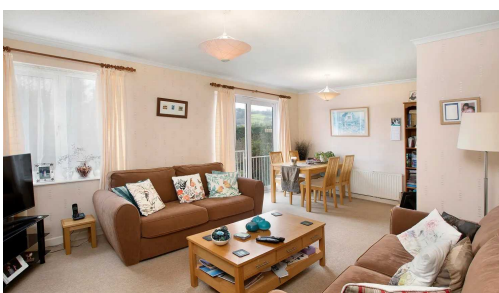
Bedroom - 8'10 × 7'3 (2.68m x 2.20m)

Bathroom - 7'3 × 7'3 (2.20m x 2.20m)

Garage - 15'11 × 8'3 (4.84m x 2.51m)



- ****Chain Free****
- **Semi Detached House**
- **Three Bedrooms**
- **Lounge/Diner**
- **Kitchen**
- **Family Bathroom**
- **Garage**
- **Front & Rear Gardens**
- **Gas Central Heating**
- **Walking Distance To Newton Abbot Town**

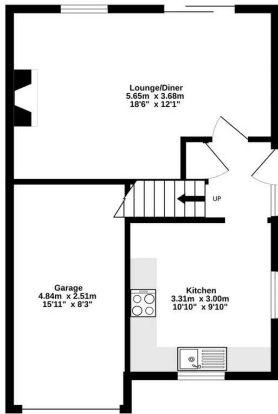


Chain-free semi-detached house in sought-after location near Newton Abbot. 3 bedrooms, open-plan lounge/diner, family bathroom. Potential for modernisation. Gas central heating, front and rear gardens with lovely view, garage & driveway. Walking distance to town amenities. Ideal for family living.

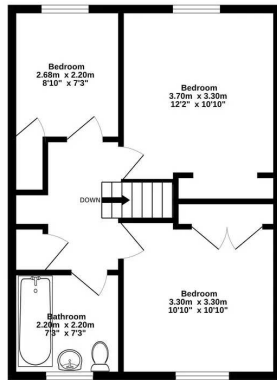
This property is situated in the historic market town of Newton Abbot. Local amenities include shops, bars, restaurants, supermarkets, GP's, Chemists and mainline trains station with direct links to London. The A38 is a short drive away and offers great transport routes to Exeter, Plymouth and the M5 motorway.



Ground Floor
45.3 sq.m. (488 sq.ft.) approx.



1st Floor
44.1 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA - 89.4 sq.m. (963 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors 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. Based on drawings ©2024.



Important Information

EPC Rating - C

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

Teignbridge Council Tax Band C (£2074 per year)

Mains Gas, Mains Electric, Mains Water and Mains Sewerage Supplied

The property is freehold.



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			
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			
England, Scotland & Wales		EU Directive 2002/91/EC	