



9 Oak Place, NEWTON ABBOT - TQ12 2EX

£217,000 Freehold

Town Centre Location • Two Bedrooms • Terraced House • Electric Boiler • Two Reception Rooms • Rear Garden • Parking • Log Burner • Skylights


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Contact Us...

 01626 365055

 newtonsales@chamberlains.co

 1 Bank Street
Newton Abbot TQ12 2JL



Introducing this charming two-bedroom cottage-style terraced property, a delightful home set within a sought-after residential area. Nestled within a quiet street, this lovely abode offers a perfect blend of modern comforts and traditional charm, making it an ideal choice for those seeking a cosy and inviting home.

Upon entering the property, you are greeted by a welcoming ambience that flows throughout the well-proportioned living spaces. The ground floor features a spacious lounge area, complete with multi-fuel burner and is bathed in natural light streaming through the large windows, creating a bright and airy atmosphere.

The dining area, with exposed original stonework and slate flooring, next to the kitchen offers a convenient spot for enjoying meals with family and friends. The adjoining kitchen is a new addition to the house and is a functional space designed for both style and efficiency. Featuring an array of sage green and dusky pink wall and base units with contrasting compressed laminate worktops in steel effect. With its modern appliances and ample storage options, along with the natural light from the skylight, the kitchen is sure to delight the home cook.

The utility area has space and plumbing for a washing machine and tumble dryer along with wall units, perfect for all your laundry needs.

Completing the downstairs accommodation is a well-appointed family bathroom, featuring contemporary fixtures and fittings, such as low-level WC, wash hand basin and bath with shower over. The bathroom also offers a skylight making it a soothing space for pampering and relaxation after a long day.

Ascending the staircase, you will find two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The principle bedroom boasts generous dimensions with a feature fireplace, while the second bedroom is equally inviting, making it an ideal space for guests, children, or a home office. Both bedrooms are thoughtfully appointed to ensure comfort and tranquillity.

Throughout the property, attention to detail is evident, with quality finishes and modern conveniences enhancing the living experience. The property benefits from electric central heating via an electric boiler and double glazing, new carpets and flooring, ensuring comfort and efficiency all year round.

Important Information

Teignbridge Council Tax Band - A (£1556 per year)

EPC Rating - D

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

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

The property is freehold.



Measurement

Lounge - 12'9 × 10'9 (3.89m x 3.28m)

Dining Room - 12'9 × 10'1 (3.89m x 3.07m)

Kitchen - 10'8 × 10'2 (3.26m x 3.09m)

Bathroom - 8'5 × 5'11 (2.57m x 1.80m)

Bedroom - 12'10 × 11'2 (3.90m x 3.40m)

Bedroom - 10'6 × 9'10 (3.19m x 3.00m)



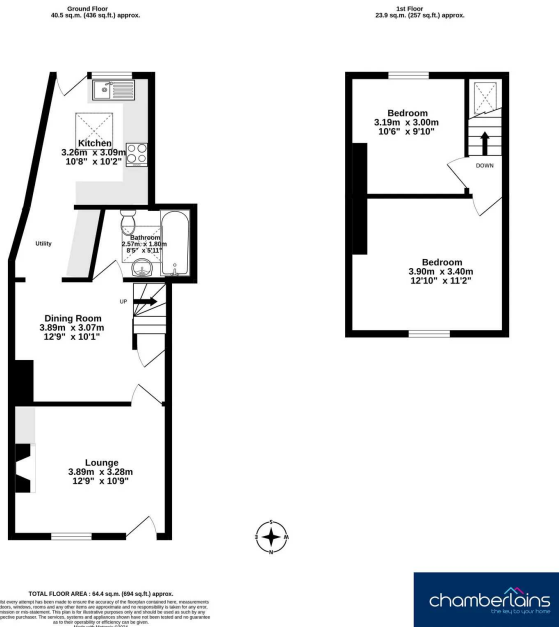
Garden

The south facing rear garden is fully enclosed with coloured fencing, with a border of raised, gravelled beds. A delightful paved area is perfect for alfresco dining or entertaining friends. A pathway leads to a few steps and a gate which offers access to the car parking space behind. A wooden shed provides a handy space for all your gardening needs.

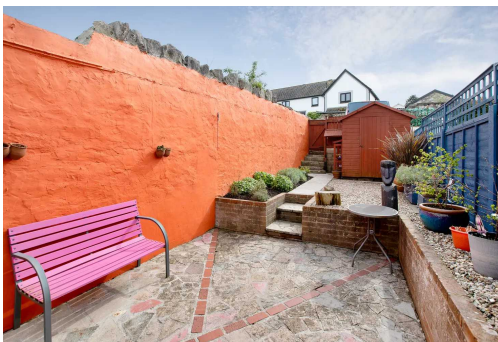


Driveway

1 Parking Space



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(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		84
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	