

## 47 Barton Drive, Newton Abbot

£220,000 Freehold

Mid Terraced house • Two Bedrooms • Great Location • Parking • Front and Rear Gardens • Lounge/Diner • Kitchen • Family Bathroom • Gas Central Heating • Double Glazing

### Contact Us...

☎ 01626 365055

✉ newtonsales@chamberlains.co

🏠 1 Bank Street  
Newton Abbot TQ12 2JL

  
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the key to your home



Welcome to this charming 2-bedroom mid-terraced property. As you step through the welcoming porch into the entrance hallway, you'll immediately feel at home in this cosy space.

The kitchen boasts beech wall and base units perfectly complemented by contrasting grey worktops. With space for a freestanding electric cooker, fridge/freezer, and a convenient spot for a washing machine, this kitchen is both functional and stylish.

The lounge/diner is a versatile space, ideal for relaxing evenings or entertaining guests. Complete with an under stairs cupboard for storage convenience and patio doors that beckon in natural light, this room seamlessly flows into the garden, creating a seamless indoor-outdoor living experience.

This property is not just a house, but a home with endless possibilities for personalisation and transformation. Whether you're dreaming of a cosy haven or a stylish retreat, this property provides a blank canvas for your imagination to run wild.

Located in a vibrant neighbourhood with easy access to local amenities, this home offers the perfect balance of convenience and comfort. With practical features like storage solutions and well proportioned bedrooms seamlessly integrated into the charming aesthetic of the home, this property is a sensible and enchanting investment for any buyer.

Don't miss the chance to make this inviting property your own - schedule a viewing today and step into your dream home!

## MEASUREMENTS

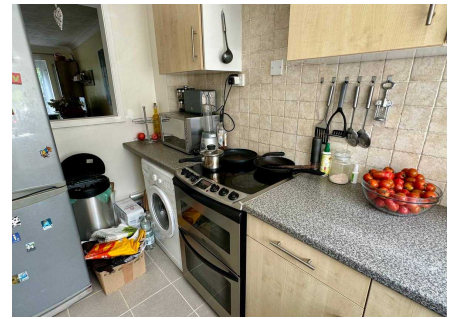
**KITCHEN 6' 11" x 10' 4" (2.11m x 3.15m)**

**LOUNGE DINER 16' 11" x 11' 10" (5.16m x 3.61m)**

**BATHROOM 6' 4" x 5' 4" (1.93m x 1.63m)**

**BEDROOM 1 11' 9" x 10' 7" (3.58m x 3.23m)**

**BEDROOM 2 9' 11" x 11' 10" (3.02m x 3.61m)**



## IMPORTANT INFORMATION

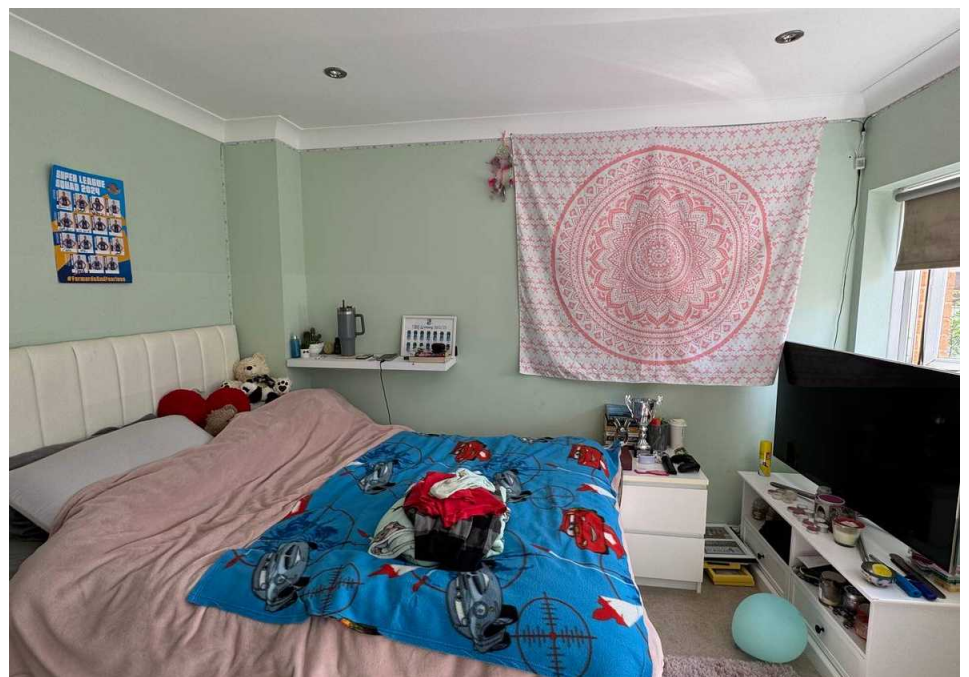
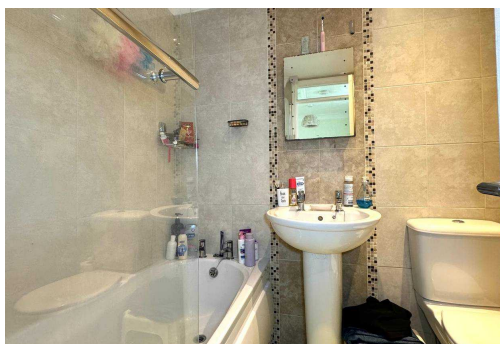
Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

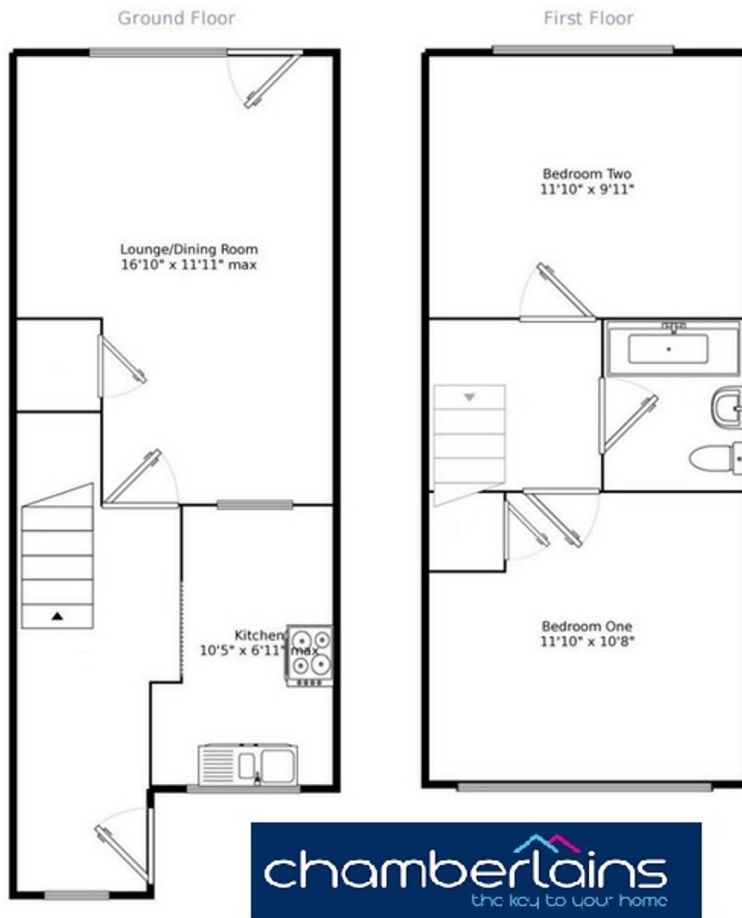
Teignbridge Council Tax Band - B (£1920 per year)

EPC Rating C

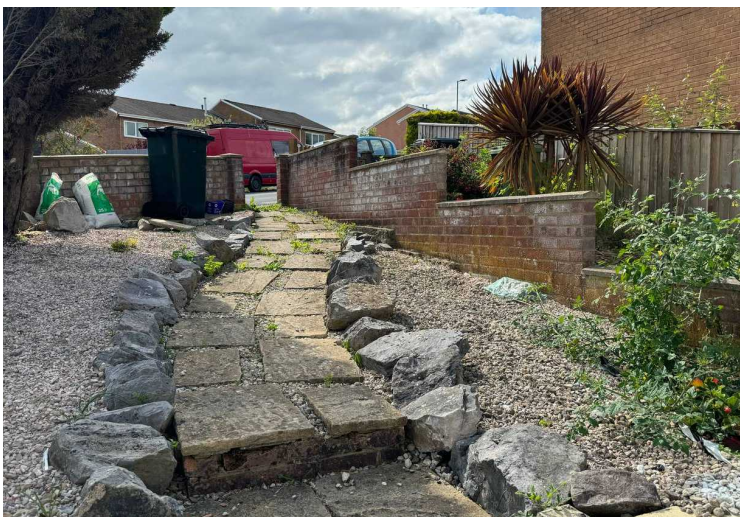
Mains Gas, Mains Electric, Mains Water and Mains Sewerage Supplied

The property is freehold





Measurements are approximate. Not to scale. For illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	