



CHECK OUT this Well Presented Late Victorian Mid Terrace style town house. Local Permit Parking. 2 Bedrooms + Loft Area, Open Plan Living/Dining Room, Extended Kitchen, Bathroom + Separate Shower Room, Courtyard Garden. IDEAL FIRST HOME or Buy To Let Opportunity. Double Glazed & Gas Central Heating.

10 Forde Close | Newton Abbot | TQ12 4AF





PROPERTY TYPE

Mid Terrace House



SIZE

912 sq ft



LOCATION

Newton Abbot



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Permit Parking



OUTSIDE SPACE

Patio



EPC RATING

D (67)



COUNCIL TAX BAND

B



### in a nutshell...

- 2 Bedrooms + partially converted Loft
- Open Plan Living/Dining Room
- Kitchen + Atrium style roof light
- Bathroom + Separate Shower Room
- Ample of Permit Parking
- Courtyard Garden with Rear Access
- Ideal First Home or Buy To Let
- Close to Local Shops, Schools & Amenities
- Easy access to the A380 & M5







## the details...

Check out this 2 Bedroom late Victorian Mid-Terrace Home, modern conveniences with traditional character. Located in the heart of Newton Abbot, this home is perfect for first-time buyers or as a buy-to-let opportunity. It offers easy access to the A380, connecting you to Torbay, Exeter, and the M5. Residents permit parking is available.

As you approach the property, a charming gate leads you to a paved patio framed by gravel borders. Step through the front door, and you'll find yourself in a welcoming Vestibule that follows into a Hallway, with stairs leading to the upper floor.

The main Living and Dining space is Open Plan front to back. Overlooking the front is the Living Area with bay window and to the rear the Dining Area, that flows into the really great Kitchen Breakfast Room. Here a large window to the side pulls in light and a door leads out to the rear courtyard Garden.

Enhanced by an atrium-style glazed roof light, that lifts up this space there is a tiled floor. The Kitchen is well-equipped with a variety of wall and base units, tiled work surfaces and matching splash backs. A sink/drainer overlooks the Garden area, with space for appliances, a wall-mounted gas boiler. The rear door provides access to the paved patio area, which includes hard standing suitable for a shed and a gate leading to a rear service lane.

Upstairs, the first Bedroom offers a front-facing window and fitted cupboards, while the second Bedroom features a window overlooking the rear. A space-saver ladder provides access to the loft, currently used as a sleeping area or office space. With the necessary planning and building regulations, this versatile area could potentially be converted into a third Bedroom.

The Bathroom is well-appointed with a suite that includes a bath with a shower over, part-tiled walls, a low-level WC, a pedestal wash basin, and a heated towel rail and a window. Additionally, there's a separate Shower Room/WC featuring a shower cubicle, low-level WC, and another window.

**Parking:**  
Residents can obtain on-street permit parking through the local authority.

**Tenure:** Freehold  
**Council Tax Band** B



## how to get there...

Please check Google maps for exact distances and travel times. **Property postcode: TQ12 4AF**



## Forde Close, Newton Abbot, TQ12

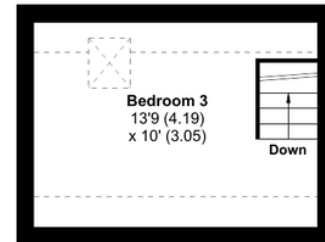
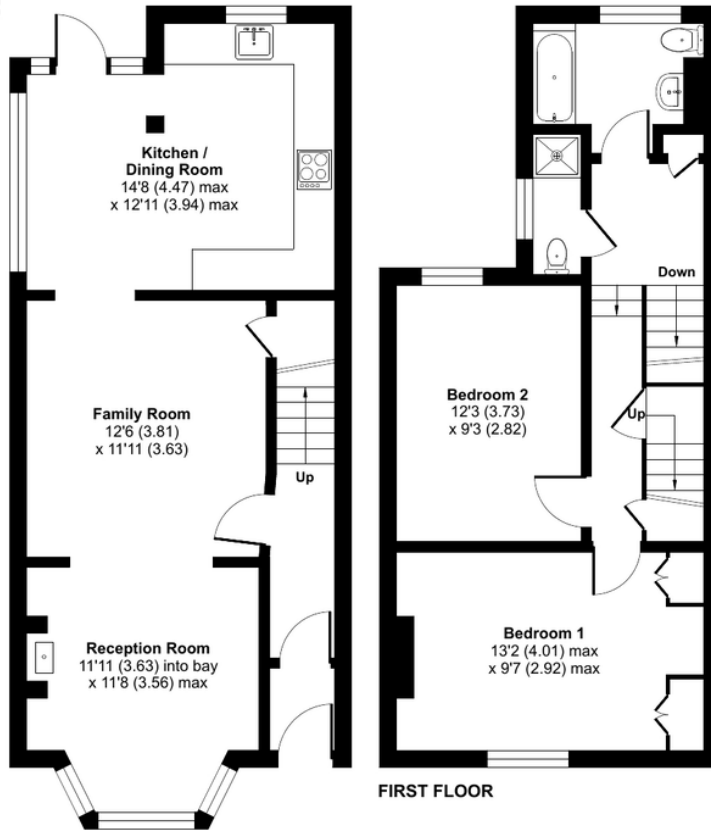
Approximate Area = 1076 sq ft / 100 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Total = 1118 sq ft / 103.9 sq m

For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Ashtons Complete (Complete Property). REF: 1184592



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