



CHECK OUT this 3-bedroom Semi-Detached House, Spacious Lounge, Kitchen/Breakfast Room, family Bathroom & Downstairs W/C. Front & Rear Gardens, Off-Road Parking Located in the popular market town of Newton Abbot, with easy access to the A38 and to the M5.

169 Broadlands Avenue | Newton Abbot | TQ12 1SL





PROPERTY TYPE

Semi-Detached House



SIZE

804 sq ft



LOCATION

Broadlands Avenue



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, South Facing Garden



EPC RATING

D(61)



COUNCIL TAX BAND

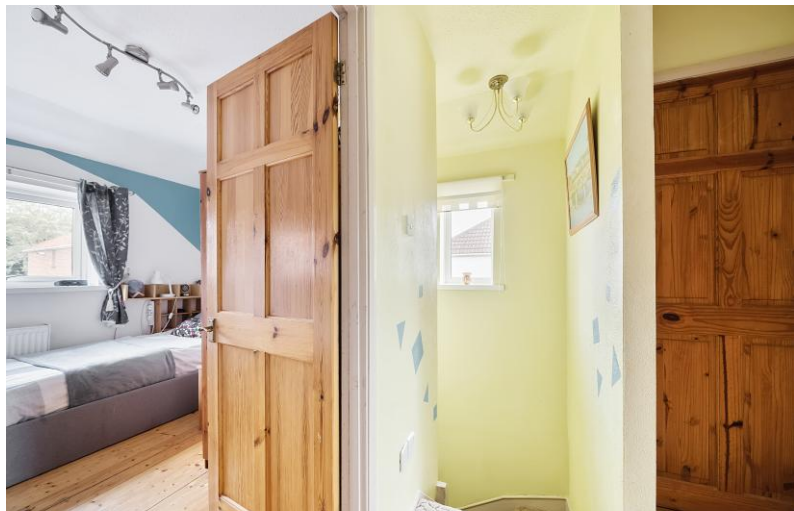
B



in a nutshell...

- Three Bedrooms
- Kitchen/Breakfast Room
- Living Room
- Bathroom & Downstairs Cloakroom
- Enclosed Generous Rear Garden
- Driveway Parking
- Council Tax Band: B
- Close to Local Shops, Schools & Amenities
- Good transport Links, Bus Rail & Motorway links





the details...

Check out this semi-detached home with a classic brick exterior, gated access and off-road parking. The entrance is framed by a covered porch, and the front garden features a vibrant hydrangea bush, creating a warm and inviting welcome. Inside, the house is well-presented throughout, benefiting from gas central heating and double glazing, adding to the cozy atmosphere. This property is ideal for buyers looking for a traditional home with easy access to local amenities and outdoor spaces.

The front door leads into a hallway where stairs rise to the first floor. A door leads into the living room which is positioned to the front of the property with two windows providing natural light to enter the room. A gas fireplace creates a focal point.

A door leads into the kitchen, which has been fitted with modern floor and wall units, ample worktops, an electric oven and gas hob, extractor hood and tiled splash back, space for a fridge and space for a washing machine. There is room for a dining/breakfast table and chairs and plenty of light is provided from the window overlooking the garden. A door leads into an inner hallway where there is a cupboard, a cloakroom fitted with a WC and basin and a door to the garden.

On the first floor there are three double bedrooms. All bedrooms are serviced by the family bathroom which comprises a paneled bath with shower attachment, WC and a basin set into a vanity unit with storage under. A wide window provides natural light and ventilation.

The generous, south-facing rear garden offers a level lawn, a timber-decked patio ideal for alfresco dining, and a versatile wooden cabin/summerhouse, which is insulated and equipped with power-perfect for use as a home office, studio, or hobbies room. A sturdy fence provides privacy, creating a secure and sunny space to enjoy year-round. The front garden is mainly laid to shingle, with off-road parking available.

Broadlands Avenue is a popular residential area convenient for primary and secondary schools, colleges and a leisure centre. It is also just a short walk from Newton Abbot town center with its wide range of shops and amenities including a hospital, mainline railway station and bus station.

Tenure - Freehold
Council Tax Band - B



how to get there...

Please check Google maps for exact distances and travel times. **Property postcode: TQ12 1SL**



the floorplan...

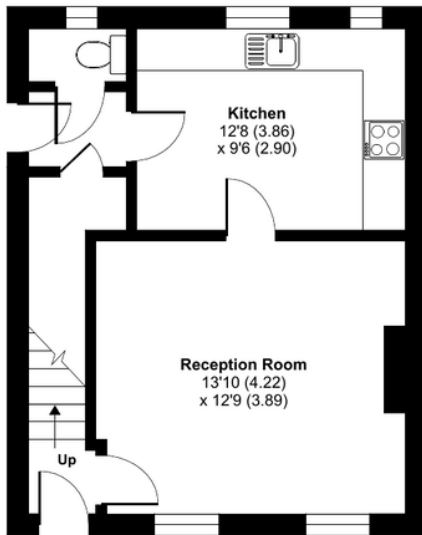
Broadlands Avenue, Newton Abbot, TQ12

Approximate Area = 804 sq ft / 74.7 sq m

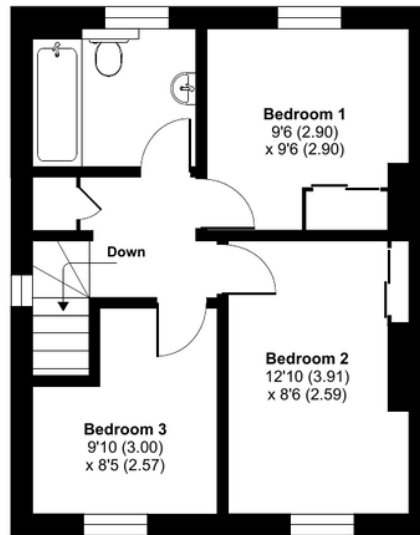
Outbuilding = 178 sq ft / 16.5 sq m

Total = 982 sq ft / 91.2 sq m

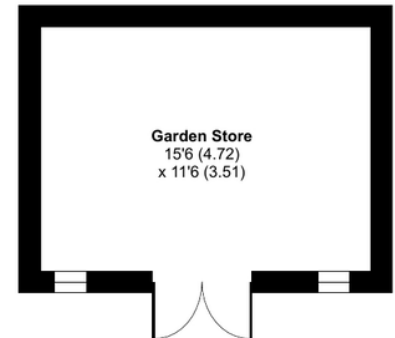
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Ashtons Complete (Complete Property). REF: 1206286



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