



## Ground Floor Flat, 29 Prospect Terrace, Newton Abbot

£170,000 Leasehold

**\*\*Available Chain Free\*\*** • Spacious Lounge • Kitchen/Diner • Modern Bathroom • Two Double Bedrooms • Close Proximity to Town Centre • Ideal First time buyers home • Gas Central Heating • Off-Road Parking

### Contact Us...

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This charming property welcomes you with an internal porch leading into a long hallway, setting the tone for the space within. The first double bedroom is generously sized and features a fireplace, currently fitted with an electric fire, adding a touch of character and warmth. The second bedroom, offering flexibility of use, is a reasonable size and overlooks the tranquil courtyard, making it an ideal space for an office, art studio, or guest room.

The spacious lounge is another highlight, including a fireplace that remains unused but holds great potential for a functional working fireplace, creating a cosy atmosphere. The modern bathroom is well-appointed with a large shower and a convenient storage cupboard.

Towards the rear of the home, you'll find a large kitchen diner, offering an open and airy space. The kitchen is newly fitted with contemporary units, and an archway that partially separates it from the dining area, adding to the open-plan feel. From the kitchen, the property opens out into an east-facing courtyard, ideal for enjoying the morning sun.

In addition to the courtyard, a small outbuilding provides valuable storage for outdoor equipment, and side access to the driveway offers practicality and convenience. This home presents a wonderful blend of original charm and modern living with plenty of potential.

## Measurements

Porch - 3'08' x 4'01' (0.94m x 1.22m)

Hallway - 3'08' x 15'01' (0.94m x 4.58m)

Bedroom 1 - 11'0' x 11'06' (3.35m x 3.37m)

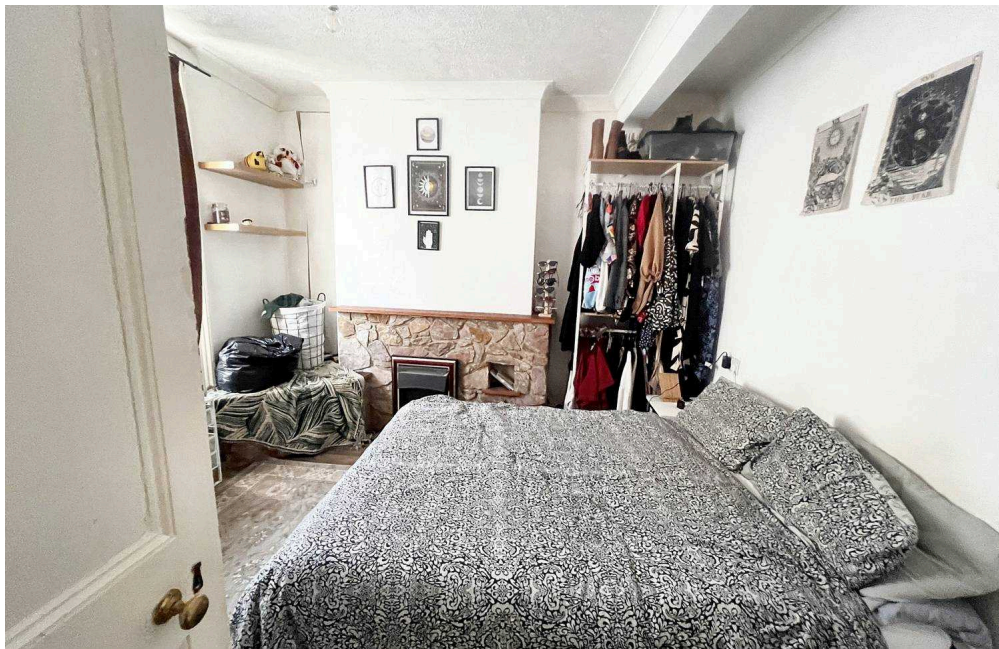
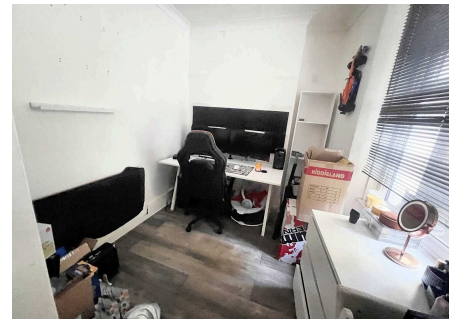
Bedroom 2 - 7'04' x 11'08' (2.15m x 3.38m)

Lounge - 13'03' x 11'06' (3.97m x 3.37m)

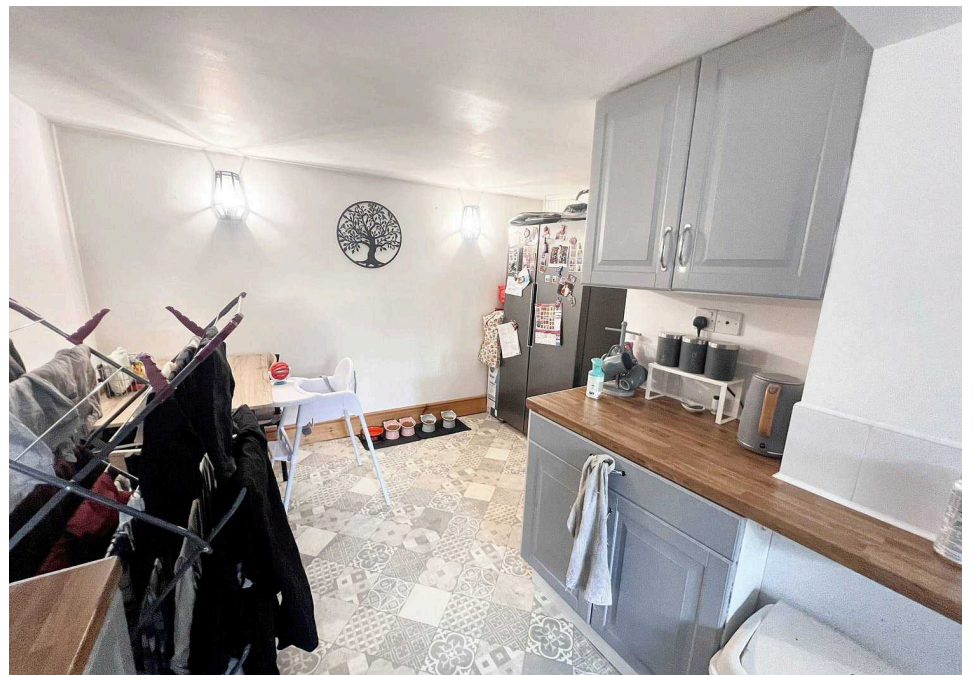
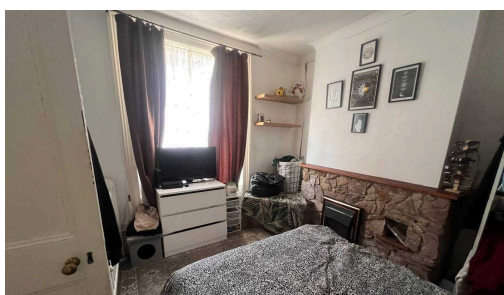
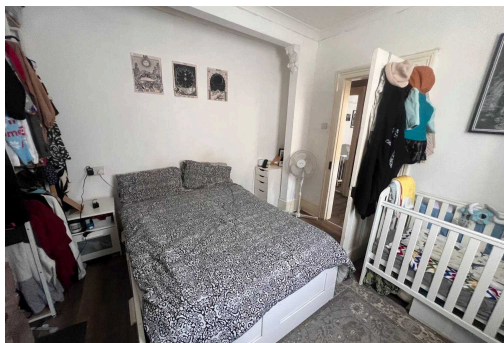
Bathroom - 5'11' x 8'02' (1.56m x 2.44m)

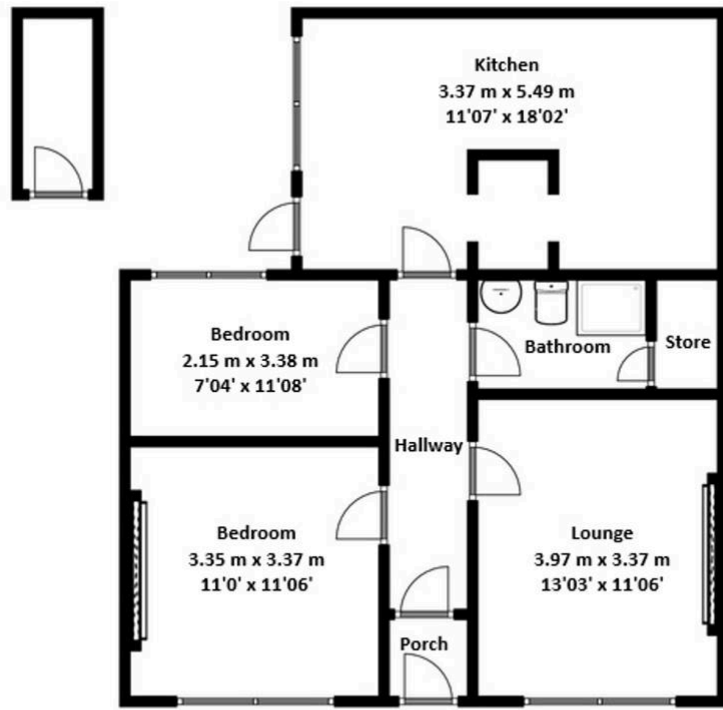
Kitchen - 11'07' x 18'02' (3.37m x 5.49m)

Outbuilding - 3'08' x 4'01' (0.94m x 1.22m)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(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		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(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	