



MID TERRACE

9 Bourne Road | Newton Abbot | TQ12 5AD - £230,000



thoroughly good property agents



PROPERTY TYPE

Mid Terrace House



SIZE

745 Sq Ft



LOCATION

Kingskerswell



AGE

Modern



BEDROOMS

2 and loft room



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

D



COUNCIL TAX BAND

B



in a nutshell...

- TWO BEDROOMS
- LOFT ROOM
- LOUNGE
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- FRONT AND REAR GARDENS
- DRIVEWAY PARKING FOR TWO CARS
- NO THROUGH ROAD



the details...

Tucked away in a peaceful no through road, this attractive three bedroom semi detached home offers well balanced accommodation and beautifully maintained outdoor space, ideal for families and those seeking a quieter setting.

The property is approached via a front garden and private driveway providing convenient off road parking. Upon entering, you are welcomed into a bright and inviting hallway leading through to a generously proportioned lounge. This comfortable reception room enjoys a pleasant outlook and provides a relaxing space for everyday living or entertaining guests.

To the rear of the property is a spacious kitchen breakfast room, thoughtfully arranged to offer ample worktop and storage space along with room for casual dining. This sociable area forms the heart of the home and is perfectly suited to modern family life. A separate dining room offers further flexibility, ideal for formal dining, family gatherings or even use as a playroom or additional sitting room.

Upstairs, the first floor comprises two well sized bedrooms, each offering comfortable accommodation with space for wardrobes and furnishings. The shower room is fitted in a contemporary style and serves the bedrooms conveniently.

Approximate Gross Internal Area 745 sq ft - 69 sq m

Ground Floor Area 387 sq ft - 36 sq m

First Floor Area 269 sq ft - 25 sq m

Second Floor Area 89 sq ft - 8 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

comp



the detail...

A further staircase leads to the loft room, a versatile and useful addition to the home. This space could serve as a third bedroom, home office, hobby room or teenage retreat, depending on individual requirements.

Externally, the landscaped rear garden has been carefully designed to provide an attractive and private outdoor haven. With a combination of lawn, planting and seating areas, it offers the perfect setting for outdoor dining, relaxing or entertaining during the warmer months.

This delightful home combines spacious and flexible accommodation with a desirable tucked away location, making it an excellent opportunity for a wide range of buyers.



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