



Newton Abbot

- Modern Mid-Terraced House
- 2 Bedrooms
- Lounge & Separate Kitchen
- First Floor Bathroom
- Lawned Front Garden
- Allocated Parking Space
- Convenient Location
- No Upward Chain

Asking Price:
OIEO £135,000
Freehold

EPC RATING: D58

2 Foxhollows, Shaldon Road, Newton Abbot, TQ12 4AN

A modern corner house situated on a popular development within Newton Abbot. The accommodation comprises two bedrooms, lounge, kitchen and bathroom/WC. Double glazing and electric heating is installed and the property would benefit from some improvement. There is no onward chain and the property will appeal to a wide range of buyers and viewings come highly recommended

Foxhollows is located in the popular Milber area on the outskirts of Newton Abbot. Local amenities include a convenience store, primary school and supermarket. The town centre is located just over a mile away and offers a wide range of shopping, business and leisure amenities, primary and secondary schools, further education centres and a hospital. For the commuter the A380 dual carriageway linking Torbay and Exeter (M5 beyond) is approximately ¾ mile away and the mainline railway station just under a mile away. A timetabled bus service into the town operates from both Shaldon Road and Twickenham Road.

Accommodation

The double glazed entrance door opens to the hallway with cupboard and door to the lounge with walk in bay window and stairs to the first floor. The kitchen has a range of units and spaces for appliances. Upstairs there are two bedrooms and a bathroom.

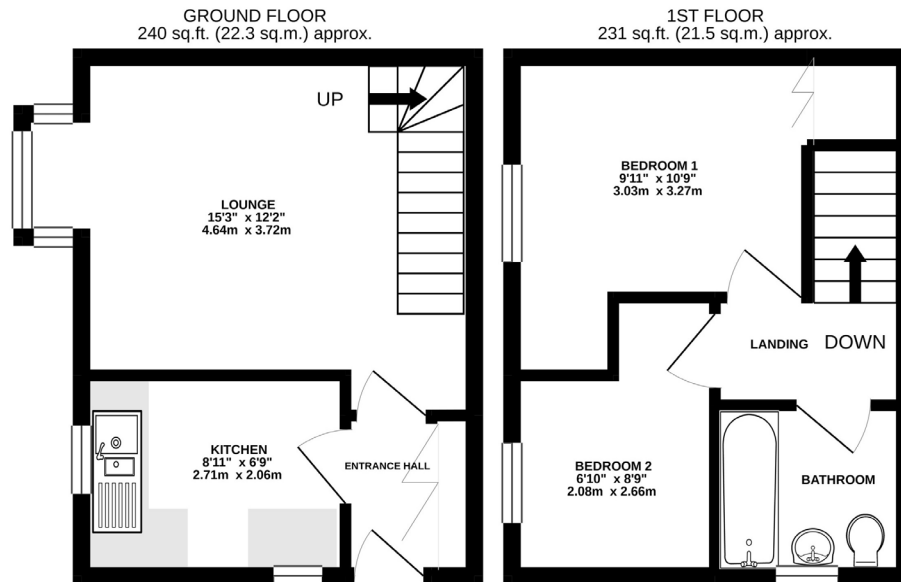
Outside

Outside there is an open plan lawned area to the front and side.

Parking

There is one allocated parking space.

Floor Plans - For Illustrative Purposes Only



TOTAL FLOOR AREA : 471 sq.ft. (43.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agent's Notes

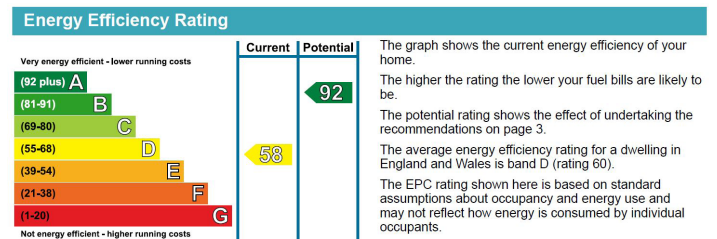
Council Tax Band: Currently Band B

Directions

From the Penn Inn roundabout at Newton Abbot take the Milber / Combeinteignhead exit. Go straight ahead at the traffic lights up Shaldon Road and Foxhollows is the third turning on the right.

Energy Performance Certificate

Full report available on request



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.