



A semi-detached, three bedroom Victorian property with a courtyard garden, situated in a convenient location a short walk to the shops and amenities.

16 Church Road | Newton Abbot | TQ12 1AL





PROPERTY TYPE

Semi detached house



SIZE

1,127 sq ft



LOCATION

Town



AGE

Victorian (1837 - 1901)



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas central heating



PARKING

Permit parking



OUTSIDE SPACE

Courtyard



EPC RATING

57



COUNCIL TAX BAND

C



in a nutshell...

- Convenient location
- Many period features
- Entrance porch
- Beautiful fireplaces
- Living room with bay window
- Modern kitchen
- Spacious family bathroom
- Separate dining room
- Low maintenance garden
- Short walk to amenities





the details...

A fabulous semi-detached Victorian family home with three bedrooms and a courtyard garden, in a convenient location a short walk to the shops and amenities, in the market town of Newton Abbot.

Paved steps lead into the low maintenance front garden with a woodchipped bed and hardy shrubs leading to the entrance porch.

Inside, this wonderful period property is deceptively spacious and is beautifully presented with light and neutral decor throughout, retaining many period features including high ceilings with decorative coving and ornate ceiling roses, picture and dado rails and possibly original fireplaces, and it feels warm and welcoming with gas central heating and double glazing.

The entrance porch has an original decoratively-tiled floor and leads into the hallway which has bare pine floorboards. There is a carpeted staircase leading to the first floor with storage space for coats and shoes beneath, and a cupboard containing a condensing combi-boiler, which provides the central heating and hot water on demand.

The living room is a good size and is filled with light from a bay window to the front and a beautiful fireplace, with an impressive decorative mantle and tiled surround, makes a lovely feature and focal point for the room, wonderful with a roaring fire on a dark winter night.

A separate dining room is spacious and has another beautiful working fireplace along with French doors to the courtyard garden. There is plenty space for eight or ten around a table, making it perfect for a dinner party or a family celebration.

The kitchen is a decent size with a tiled floor and a door to side of property. It has a beautiful kitchen with plenty of worktop space, and a range of modern grey fitted units with matching wall-cabinets, providing ample cupboard space, together with under-cabinet feature lighting. A stainless-steel range cooker provides the excellent cooking facilities, with a wide stainless-steel extractor hood above, and there is an integrated fridge/freezer and space beneath the worktops for a dishwasher and a washing machine.

Upstairs, the master bedroom is a light and airy double with a bay window to the front, and a possibly original fireplace makes a nice feature. There are two further bedrooms, an L-shaped double with another feature fireplace and a large single with a window to the front. The bathroom is spacious and has recently been modernised, offering light wood-effect laminate flooring, containing a white suite comprising a roll top, claw foot bath with shower attachment, a separate, large shower with a rain head and a basin and WC, together with a heated towel rail and spot-lighting. The split-level landing is stunning with decorative coving, ceiling roses, an archway and an inset wall-mirror. A hatch in the ceiling provides access to the loft, which is well-insulated and provides plenty of additional storage space.

Outside, the courtyard garden is low-maintenance with decorative paving, walls on all sides and small beds of woodchip, making a nice, private outside space for alfresco dining or a picnic tea.

At the side of the property is an expanse of gravel with a gate to the front providing alternative access and making an ideal bin storage space and there is an outside tap for convenience.

Parking is available on-road, at the front of the property or nearby, where a residents' permit parking scheme is in operation.



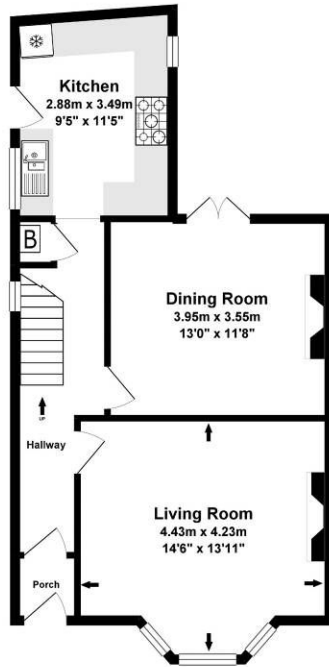
what the owner loves most...

“The wonderful period features including high ceilings, ornate ceiling roses and fireplaces”.

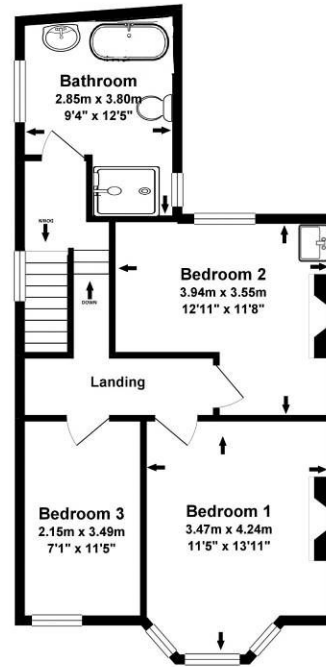


the floorplan...

Ground Floor 52.40 sq. m.
(563.98 sq. ft.)



1st Floor 52.32 sq. m.
(563.13 sq. ft.)



TOTAL FLOOR AREA : 104.71 sq. m. (1127.11 sq. ft.) 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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bear in mind...

Although there is no driveway, there is on road permit parking available and local amenities are only a short walk away.

the location...

The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other amenities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

Shopping

Late night pint of milk: Sainsbury's Local 0.3 mile

Town centre: Newton Abbot 0.3 mile

Supermarket: Sainsbury's 0.7 mile

Relaxing

Teignmouth Beach: 6.5 miles

Park: Forde Park 0.5 mile/Baker's Park 0.9 mile

Newton Abbot Leisure Centre: 1 mile

Travel

Bus stop: Church Road approx. 175ft

Train station: Newton Abbot 0.4 mile

Main travel link: A380 0.6 mile

Airport: Exeter 20.4 miles

School

Wolborough C of E Nursery & Primary School: 0.4 mile

Bearnes Primary School: 0.4 mile

Newton Abbot College: 1.1 miles

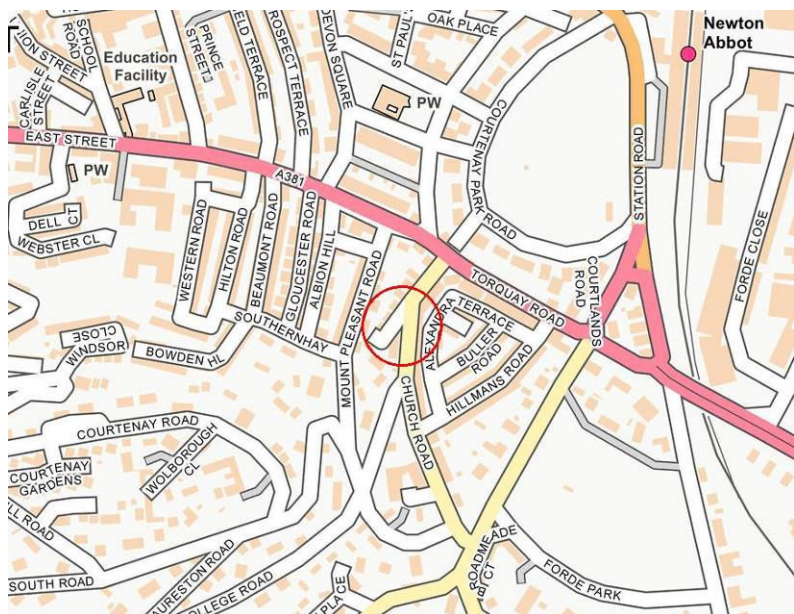
Coombeshead Academy: 1.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 1AL**

how to get there...

Starting from our office on Queen Street, turn left onto Fairfield Terrace, continue to the top of the road and turn left onto East Street. Continue for a short distance turning right onto Church Road where you will find the property





Need a more complete picture? Get in touch with your local branch...

Tel **01626 362 246**
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Newton Abbot
TQ12 2AU

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