



Newton Abbot

2x 1x

ENERGY RATING D56

- Virtual Tour Available
- Period Mid-Terraced House
- 2 Bedrooms
- Lounge/Diner & Kitchen
- Modern First Floor Bathroom
- Courtyard Garden
- Convenient for Town
- Residents' Permit Parking

Guide Price:
£190,000
 FREEHOLD

7 Western Road, Newton Abbot, TQ12 1BE

A Victorian brick-built terraced home situated just off the town centre. The accommodation is well-proportioned and traditionally laid out, with the benefit of the bath/shower room being on the first floor. There are two reception rooms and the property boasts gas central heating and double glazing. Outside there is an enclosed courtyard and residents' on street permit parking. The property will appeal to a wide range of buyers and make an ideal first purchase, family home or investment for letting.

Western Road is conveniently situated just a short distance from Newton Abbot town centre with its wide range of shopping, business and leisure facilities. For the commuter the A380 dual carriageway to Exeter and Torbay is approximately one mile away and the mainline railway station is within similar walking distance.

Accommodation: A part glazed entrance door and entrance porch with decorative part glazed door leading to an entrance hallway with stairs to first floor and door to lounge with window to front, feature fireplace and archway leading to the dining room with window to rear, recessed storage areas and multi glazed door to the kitchen which is fitted with a range of wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, spaces for appliances, tiled flooring, understairs storage cupboard, window and further single glazed window to side and door to outside.

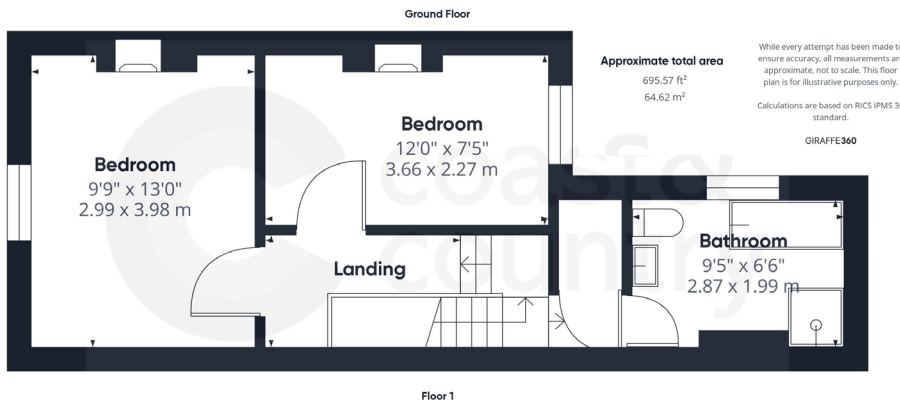
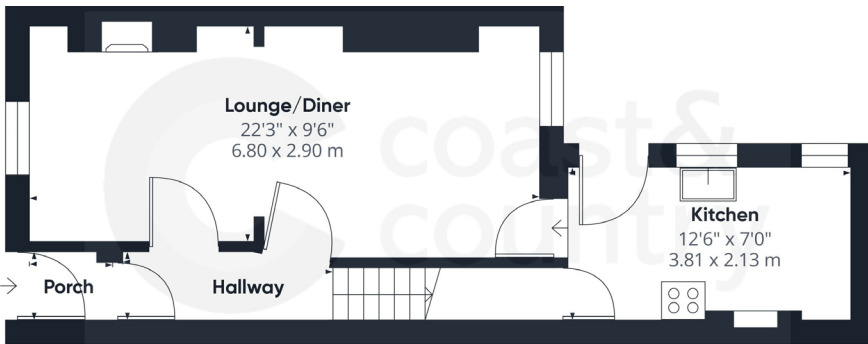
Upstairs, the landing has access to loft and storage cupboard. Bedroom one has a window to front and a feature fireplace. Bedroom two has a window to rear and feature fireplace and the bath/shower room has a modern suite comprising

freestanding bath, separate shower cubicle, low level WC, vanity wash basin, heated towel rail and obscure-glazed window.

Outside: Outside the rear courtyard is enclosed and L-shape with gate to rear service lane.

Parking: Residents' on street permit parking is available.

Directions: From the Penn Inn roundabout at Newton Abbot follow signs for Totnes A381 as the road becomes East Street. Turn left into Beaumont Road. Turn right into Hampton Road and 3rd left into Western Road.



Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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 \pm 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.