



Newton Abbot

2x 1x

ENERGY RATING TBC

- Virtual Tour Available
- Period Mid-Terraced House
- 2 Bedrooms
- 2 Reception Rooms
- First Floor Bathroom with Separate Shower
- Much Potential
- Residents Permit Parking
- Courtyard Garden to Rear

OIEO:
£175,000
FREEHOLD

15 Spencer Road, Newton Abbot, TQ12 1BQ

Sitting on the higher slopes of the town facing side of Wolborough Hill is this mature terraced house which enjoys some lovely far-reaching views over parts of the town and onto rolling hillsides and countryside. Set slightly back and above the adjacent road the property has an enclosed area of courtyard which is privately enclosed.

In the same ownership for over 20 years, and clearly loved and cherished over that period, the property does now lend itself to a degree of finishing works and redecoration, allowing a new owner the opportunity to finish to their own tastes. The property is fully double glazed and benefits from a gas central heating system, a new boiler having been installed recently.

Newton Abbot town centre is around a 400m walk with its extensive range of shops and other facilities which include a main line railway station. The road operates a parking permit scheme through the local authority.

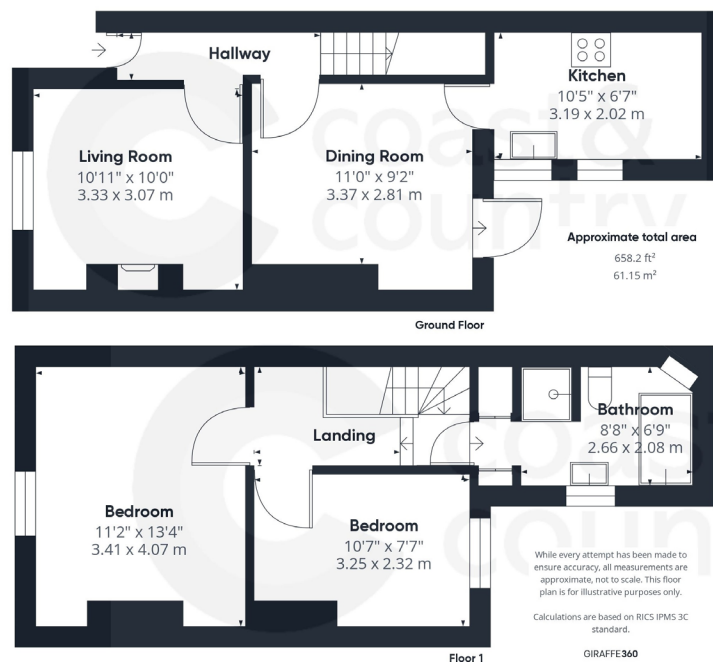
Accommodation: Stepping inside the accommodation which benefits from double glazed windows and a gas central heating system includes an open porch with front door leading through to the hallway with stairs to the first floor. There are two separate reception rooms one with a door to the rear courtyard. The kitchen has a selection of cabinets roll edge counter tops and an integrated oven and hob.

On the first floor the spacious split-level landing provides access to the two bedrooms and a good size bathroom with a four-piece white suite including a spa bath and good-sized separate shower cabinet.

Outside: Small area of front garden. Rear courtyard style garden on two levels with a raised deck in need of some repair, all privately enclosed.

Parking: Residents parking permit scheme, details via the local authority.

Directions: Spencer Road is at the top of Beaumont Road itself off East Street on the edge of the town centre.



Energy Performance Certificate:

Agents Notes:

Council Tax: Currently Band A

Tenure: Freehold

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

The vendors inform us that the decked terrace at the rear is in a state of disrepair.

The EPC for this property has been ordered and will be added to the details as soon as it is available.

Floor Plans - For Illustrative Purposes Only

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 ± 0.1 m. 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.