



Newton Abbot

4x  1x 

ENERGY RATING C73

- Video Walk-through Available
- Fabulous Mid-Terraced House
- 4 Bedrooms
- Lounge with Feature Fireplace
- Spacious Kitchen/Diner
- Modern Family Bathroom
- Front and Rear Gardens with Outouses
- Popular Residential Location
- Early Viewings Recommended

Guide Price:
£275,000
FREEHOLD

55 Oakland Road, Newton Abbot, TQ12 4EE



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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A deceptively spacious and superbly presented four-bedroom mid-terraced family home situated in a popular residential location. The accommodation is light and airy and boasts four bedrooms, a generous kitchen/dining room, lounge and bathroom/WC. Gas central heating and uPVC double glazing are installed and outside there is an easy to maintain rear garden and a selection of outside stores and utility. Internal viewings come highly recommended to appreciate the location and accommodation on offer and the property will appeal to a wide range of buyers, making an ideal family home, first time buy or investment for letting.

Oakland Road is situated within Buckland which is convenient for a range of local amenities including a primary school, various shops and a bus service to Newton Abbot town centre approximately one mile away. For the commuter the A380 linking Torbay and Exeter is approximately 1/2 mile away and the mainline railway station within walking distance.

The Accommodation:

A part obscure double glazed entrance door leads to the entrance hallway with laminate flooring, stairs to first floor and storage cupboards under. The lounge has a window to front and feature fireplace with inset gas living flame coal effect fire. The kitchen/dining room spans across the rear of the property and is a light and airy space with window, French doors and further door to outside and is fitted with a range of wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, breakfast bar and space for appliances. The dining area features built-in seating to one corner and a feature brick chimney breast.

On the first-floor landing there is a window to front and storage cupboard. Bedrooms one and four have windows to front whilst bedrooms two and three have window to rear and there is also a bathroom with modern white suite comprising panelled bath with shower over, screen and tiling to surround, low-level WC, vanity wash basin, heated towel rail and window. Views towards Dartmoor can be enjoyed from the first floor.

Outside:

Outside to the front there is a raised paved area, shrub borders and paved path leading to front door. There is a gate and covered walkway leading to the westerly-facing rear garden which has a raised decked area, lawn, paved patio, timber store and two outhouses one being a utility area and the second an outside WC.

Parking:

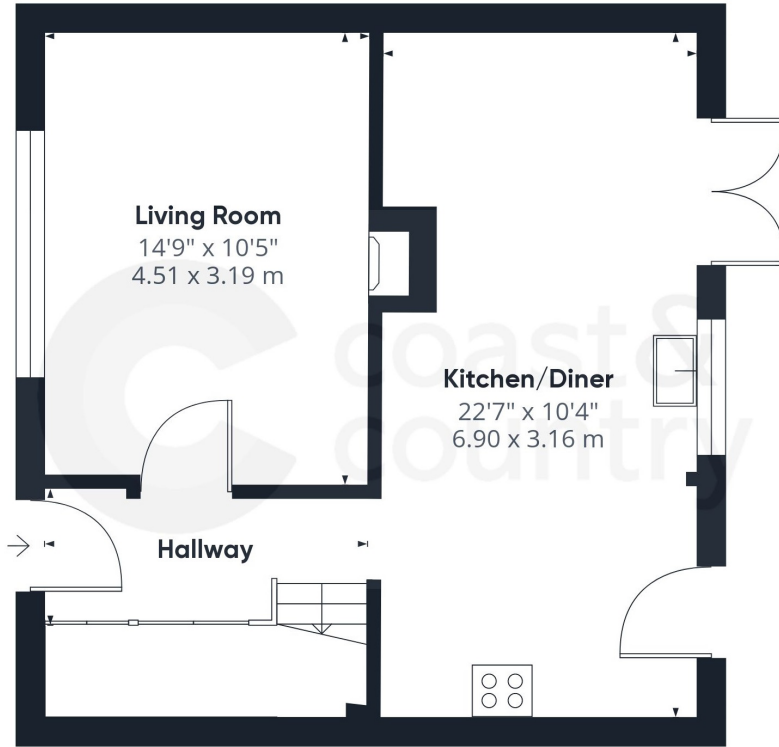
On street.

Directions:

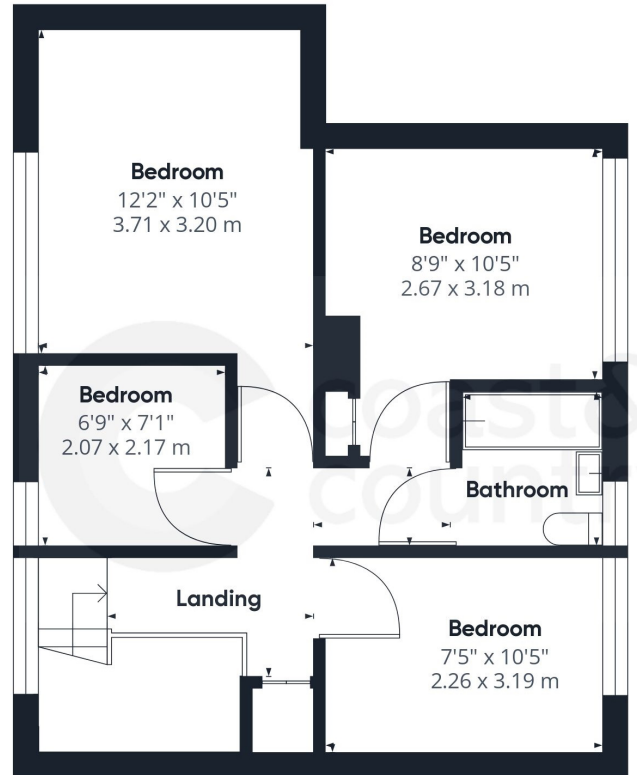
From the Penn Inn roundabout take the Combeinteignhead exit. Turn left at the traffic lights into Queensway. Take the first right into Buckland Brake. Take the first right into Oakland Road.



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Ground Floor



Floor 1

Approximate total area

934.85 ft²
86.85 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band A

Tenure: Freehold

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

This property is of repaired PCR construction and, as such, prospective buyers should ensure they choose an appropriate lender in the case of a purchase where a mortgage is required.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	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 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.