



Newton Abbot

3x  2x 

ENERGY
RATING
TBC

- Video Walk-through Available
- End Terraced House for Improvement
- 3 Beds and Nursery/Dressing Room
- 2 Reception Rooms
- 2 Bath/Shower Rooms
- Front and Rear Gardens
- Much Potential
- Good-Sized Plot with Garage
- Cul-de-sac Position
- Popular Residential Location

Guide Price:
£240,000
FREEHOLD

25 Balmoral Close, Newton Abbot, TQ12 4BJ



1000s of homes sold in Teignbridge

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

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An extended three-bedroom end of terrace family home in need of modernisation situated in a popular location.

Boasting spacious accommodation, the ground floor is light and airy with a spacious lounge, separate dining room, kitchen and a shower/wet room. Upstairs there are three good sized bedrooms, a dressing room/nursery and a bathroom. Gas central heating is installed and outside there are generous sized front and rear gardens and a single garage. Although requiring improvement the property will appeal to a wide range of buyers, making an ideal family home, first time buy or investment for letting.

Balmoral Close is a popular cul-de-sac within Buckland which is conveniently situated on the outskirts of Newton Abbot, yet less than a mile from the town centre and its amenities. The local vicinity offers a primary school, parade of shops and a health centre. For the commuter, there is a regular bus service into the town and the property is approximately one mile from the A380 to Torbay and Exeter (M5) and the mainline railway station with direct links to London Paddington.

The Accommodation:

Part obscure double glazed entrance door leads to the entrance porch with door to hallway with stairs to first floor and storage cupboard under. Multi glazed door leads to the lounge which is dual-aspect with walk-in double glazed bay window to side and door and side panel to front, feature fireplace and archway leads to the dining room with windows to either side and storage cupboard. The wet room comprises shower area, low-level WC, wash basin and window. The kitchen is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in oven and hob, space for appliances, tiled flooring, two windows to rear and obscure-glazed door to outside.

Upstairs, the landing has a window to front and storage cupboard. bedroom one has windows to rear and side and a dressing room/nursery off and there are three further bedrooms. The bathroom comprises tile panelled bath with shower over, low level WC, pedestal wash basin obscure-glazed window.

Garden & Parking:

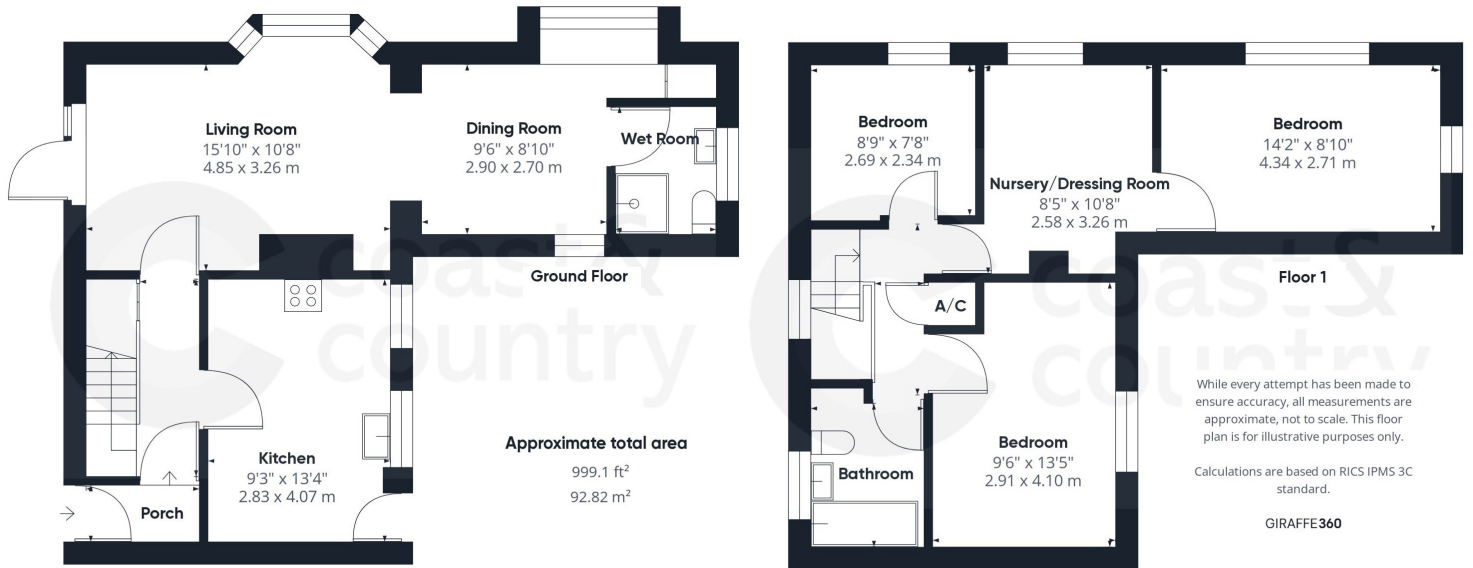
Outside the house sits on a good-sized plot and the front is mainly laid to lawn with path and disabled access to front. At the side of the property there is a gently sloping lawn and the rear is of a generous length being tiered with gravel and lawned areas with a detached garage and off-road parking accessed off Buckland Road.

Directions:

From the Penn Inn roundabout at Newton Abbot take the Buckland Exit. At the traffic lights turn left into Queensway. Take the second right into Balmoral Close.



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Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 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 \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.