



Newton Abbot

3x 1x

ENERGY RATING D56

- Virtual Tour Available
- Period Terraced House
- 3 Bedrooms
- Lounge with Feature Fireplace
- Modern Kitchen
- Spacious Bathroom with Shower
- Far-Reaching Views
- Enclosed Rear Garden

Guide Price:
£220,000
FREEHOLD

37 Bowden Hill, Newton Abbot, TQ12 1BH

A deceptively spacious and tastefully modernised three-bedroom older-style mid-terraced house enjoying wide sweeping views over Newton Abbot and countryside in the distance from The River Teign to Haldon Belvedere. The accommodation which is over three floors boasts gas central heating and double glazing along with a modern kitchen and bath/shower room. Situated in a convenient location close to the town centre the property will make an ideal first purchase or family home and internal viewings come highly recommended.

Bowden Hill is conveniently situated not far 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 is also within a similar walking distance.

Accommodation: Wooden effect PVC entrance door leading to the lounge with window to front enjoying far reaching views over Newton Abbot, countryside in the distance from The River Teign to Haldon Belvedere, recessed shelving, stairs to first floor and lower ground floor, glazed door to kitchen/diner with extensive range of shaker style wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, space for appliances and French doors leading to the garden.

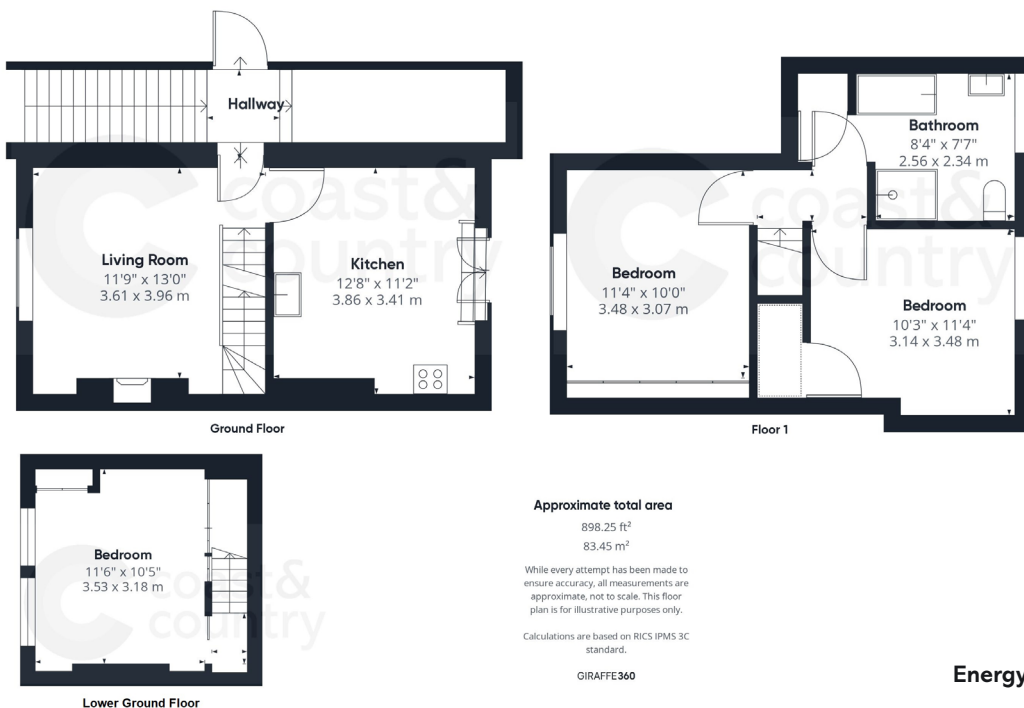
On the lower ground floor landing there is a shelving unit and sliding doors to bedroom three with two windows to front, understairs storage and further storage cupboard.

On the first floor the landing has access to loft and bedroom one has a window to front with wide sweeping views over Newton Abbot,

countryside in the distance from The River Teign to Haldon Belvedere and a range of built-in wardrobes. Bedroom two has a window to rear and storage cupboard. There is a spacious bath/shower room with panelled bath, mixer tap/shower attachment, corner shower cubicle, low level WC, pedestal wash basin, heated towel rail, cupboard and obscure-glazed window.

Outside: Outside to the front steps lead to the front door with a small area of lawn. The rear garden is tiered and comprises a storage area, steps leading to a patio with retaining wall, further steps to lawn with feature stone wall and further steps to top tier.

Parking: On street and resident permit available.



Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

The property is accessed through an arched passageway which is shared with next door only.

The front doors for both properties are in this passageway.

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 \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.