



Newton Abbot

- End Of Terrace House
- 2 Bedrooms
- Lounge / Diner & Kitchen
- Bathroom

- Double Glazing & Gas Central Heating
- Enclosed Rear Garden
- Garage & Off Road Parking
- Viewing Recommended

Asking Price:

£179,950

Freehold

EPC RATING: D55

8 The Warren, Newton Abbot, Devon, TQ12 1PP

This tastefully presented modern end of terrace house benefits from gas central heating, double glazing, an enclosed garden, garage and utility room. The two bedroom property will make an ideal first purchase or investment for letting.

The house is located in a sought after Bradley Barton, a short walk from the town centre and its wide range of amenities. The property is convenient for a small shop, local parks and schools as well as being approximately 3 miles from the A38 Devon Expressway to Plymouth and Exeter.

Accommodation

From the entrance hallway there is a lounge / dining room with wood flooring and patio doors to outside and there is also a fitted kitchen. On the first floor there are two double bedrooms and a modern bathroom / W.C. There is a utility room situated to the rear of the garage.

Ground Floor

Entrance Hallway	
Lounge / Dining Room	16' 10" (5.13m) x 11' 11" (3.63m)
Kitchen	10' 3" (3.12m) x 7' 1" (2.16m)

First Floor

Landing	
Bedroom 1	11' 11" (3.63m) x 10' 7" (3.23m)
Bedroom 2	11' 11" (3.63m) x 10' 0" (3.05m)
Bathroom	

Outside

Enclosed garden to the rear designed with ease of maintenance in mind. Sheltered seating area to the side of the property.

Utility	11' 1" (3.38m) x 8' 4" (2.54m)
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Parking

Garage	15' 11" (4.85m) x 7' 11" (2.41m)
Off road parking	

Agents Notes

Council Tax Band:	Band B
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We are advised that there is a right of way along the rear boundary for the neighbouring property should the need for access arise.

Directions

From Newton Abbot take the A383 Ashburton Road, heading past Coombeshead College. Take the third left into Barton Drive (just after play park on the left). Go past the shop and turn right into Woodleigh Road. Take the next left into The Warren.

Floor Plans - For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.6 SQ.M.)

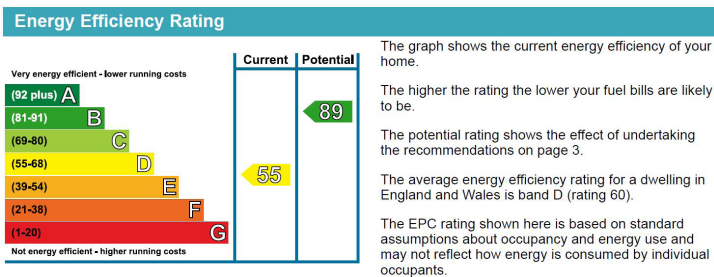
1ST FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate

Full report available on request



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