



Newton Abbot

- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Double Glazing & Gas Central Heating
- Cleverly Landscaped Garden
- Open Views Over Surrounding Area
- Convenient For Town Amenities
- Viewing Recommended

Asking Price:

£225,000

Freehold

EPC RATING: D64

6 Southernhay, Newton Abbot, Devon, TQ12 1AX

This well maintained mature semi-detached house offers the perfect mix of character features and modern conveniences, making a superb all round family home. The surprisingly spacious accommodation comprises entrance porch leading to the hallway, double aspect lounge with a feature bay window, kitchen, multifunctional second reception room, bright and airy landing first floor landing providing access to two double bedrooms, a third single bedroom and a shower room fitted with a matching white suite. The uPVC double glazed and gas centrally heated property boasts tall ceilings, picture rails and an open fire.

The pleasant gardens are cleverly arranged over several levels to provide areas for relaxing or entertaining, a summerhouse and a productive vegetable plot with greenhouse. Located on the town centre side of Wolborough Hill, the tucked away position has an almost village feel about it, but is in reality only a short walk from the town centre. The front aspect has stunning views over Highweek, the town and towards the Teign Estuary as a back drop.

The market town of Newton Abbot has a wide range of shopping, business and leisure facilities, numerous primary and secondary schools and a hospital. For the commuter there is a mainline railway station with direct links to London Paddington, a bus station with timetabled routes across Teignbridge and Torbay and the A380 dual carriageway links Torbay with Exeter and the M5 beyond.

Accommodation

Ground Floor

Lounge	15' 10" (4.83m) x 12' 2" (3.71m)
2nd Reception	12' 5" (3.78m) x 10' 4" (3.15m)
Kitchen	8' 9" (2.67m) x 7' 11" (2.41m)

First Floor

Bedroom 1	12' 8" (3.86m) x 12' 2" (3.71m)
Bedroom 2	11' 02" (3.4m) x 10' 10" (3.3m)
Bedroom 3	9' 01" (2.77m) x 8' 08" (2.64m)
Bathroom	7' 02" (2.18m) x 5' 01" (1.55m)

Outside

Landscaped garden with relaxation areas and vegetable plot.

Parking

Residents permit parking scheme.

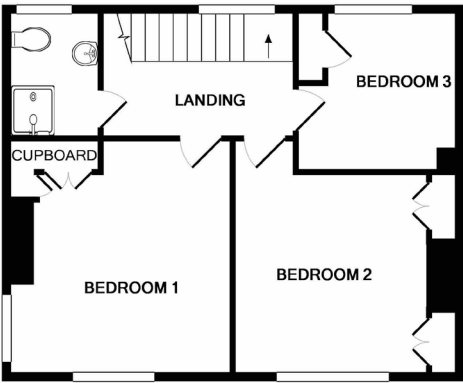
Agents Notes

Council Tax Band: Band C

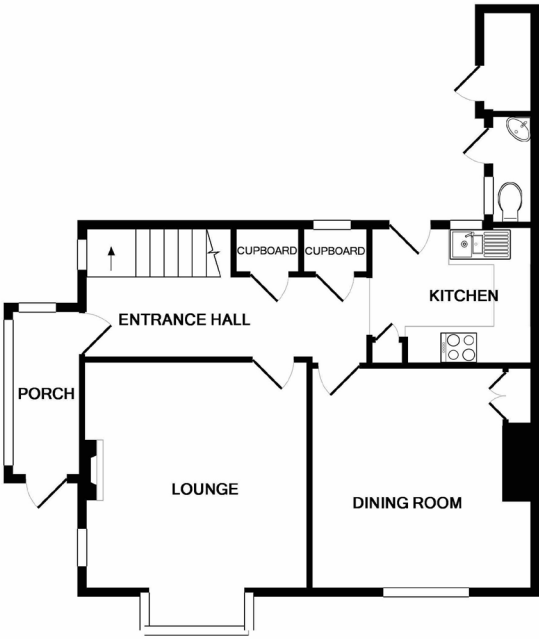
Directions

From the Coast & Country office head up Devon Square to East Street (A381). Turn right onto East Street and then immediately left into Gloucester Road. Continue into Southernhay.

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)



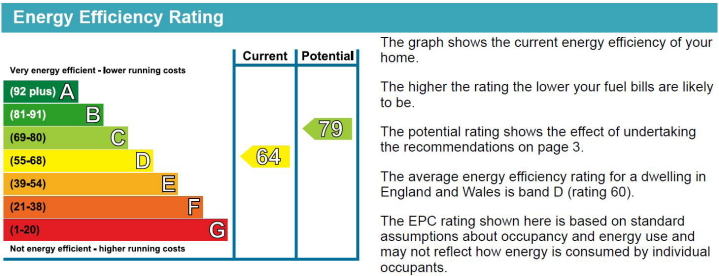
GROUND FLOOR
APPROX. FLOOR
AREA 550 SQ.FT.
(51.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1014 SQ.FT. (94.2 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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