



Newton Abbot

- Mature End Terraced House
- 2 Double Bedrooms
- 2 Reception Rooms
- Modern Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- Enclosed Courtyard Garden
- Level For Town
- Smartly Presented

Asking Price:

£169,950

Freehold

EPC RATING: D62

1 Buller Road, Newton Abbot, TQ12 1AB

A particularly spacious mature end terraced house in a sought-after location not far from Newton Abbot town centre. Smartly presented, the property has benefits to include gas central heating and double glazed windows. To the rear is an enclosed courtyard area with 2 wide gates that open to allow for this area to be used for private off road parking. In addition, the street offers a parking permit scheme through the local authority, Teignbridge District Council.

Newton Abbot town centre with its wide range of shops and amenities, the railway station and picturesque Forde Park all within a level walk.

Accommodation

The accommodation includes on the ground floor an entrance hallway with stairs to the first floor, a dining room which overlooks the front and is partly open plan to the lounge overlooking the rear and the good sized kitchen, fitted with an extensive range of modern cabinets, an integrated oven, hob and hood and a door to outside. On the first floor, a spacious part-galleried landing with window provides access to 2 double bedrooms, the master with fitted wardrobes and large bathroom with smart white 4 piece suite including a separate shower cabinet.

Ground Floor

Entrance Hallway	
Lounge	13' 12" (4.26m) x 11' 9" (3.58m)
Dining Room	11' 2" (3.4m) x 10' 0" (3.06m)
Kitchen	12' 1" (3.68m) x 8' 11" (2.73m)

First Floor

Landing	
Bedroom 1	12' 8" (3.86m) x 10' 1" (3.08m)
Bedroom 2	11' 9" (3.58m) x 11' 2" (3.4m)
Bathroom	

Outside

Enclosed courtyard style garden to the rear.

Parking

Private off road parking is possible within the above mentioned courtyard. Buller Road also operates a residents' permit parking scheme through the local authority, Teignbridge District Council 01626 361101.

Agents Notes

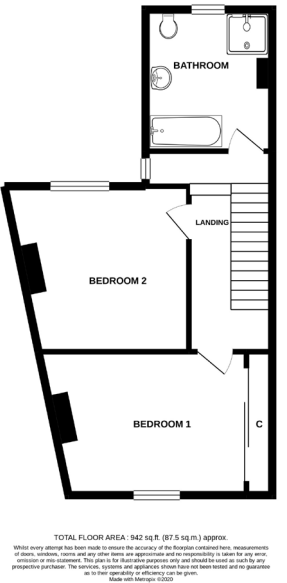
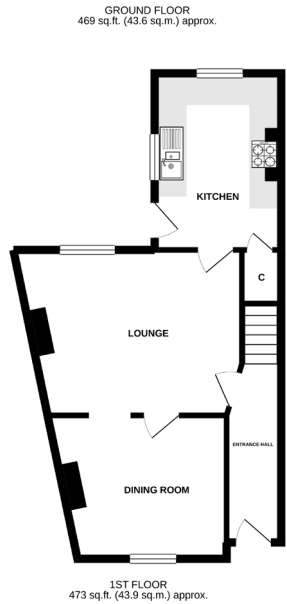
Council Tax Band: Currently Band B

Directions

From the Penn Inn roundabout, keeping in the left hand lane for Newton Abbot. Turn left after Forde Park into Hillmans Road. Turn immediately right and then left into Buller Road.

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.

Floor Plans - For Illustrative Purposes Only



Energy Performance Certificate

Full report available on request

