



Newton Abbot

- Mature Mid-Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen & Shower Room
- Gas Central Heating & Double Glazing
- Enclosed Rear Courtyard
- Resident Permit Parking
- No Upward Chain

Asking Price:

£155,000

Freehold

EPC RATING: D63

8 Waltham Road, Newton Abbot, TQ12 1LH - Draft

Situated in a level and tucked away cul-de-sac just off the town centre is this mature and spacious mid terraced house. The property has three bedrooms and benefits from gas central heating, double glazing and an enclosed courtyard. The property is in need of some updating and will appeal to a wide range of buyers either as a first purchase, investment for letting or for buyers looking to live in a convenient location close to all amenities.

Waltham Road is a popular road located on the level and in the heart of Newton Abbot where there is a wide range of amenities close by that include a mix of national chains, independent traders, coffee shops and restaurants. Newton Abbot also has a number of primary and secondary schools, a leisure centre, hospital, mainline railway station to London Paddington and bus station.

Accommodation

The entrance hall has stairs to first floor and a door to the lounge/dining room which is spacious and the lounge is to the front with a tiled fireplace and opening to the dining room. The kitchen has a basic range of units, wall mounted boiler and door to outside. A further door leads to the shower room. On the first floor there are three bedrooms, two of which are double.

Ground Floor

- Entrance
- Lounge 11' 6" (3.51m) x 11' 0" (3.35m)
- Dining Room 12' 9" (3.89m) x 11' 8" (3.56m)
- Kitchen 10' 11" (3.33m) x 7' 8" (2.34m)
- Shower Room

First Floor

- Bedroom 1 12' 10" (3.91m) x 7' 10" (2.39m)
- Bedroom 2 10' 10" (3.3m) x 8' 11" (2.72m)
- Bedroom 3 9' 6" (2.9m) x 6' 6" (1.98m)

Outside

Outside there is a small rear courtyard and gate to rear service lane.

Parking

There is resident on street permit parking run by the local authority, to the front.

Agents Notes

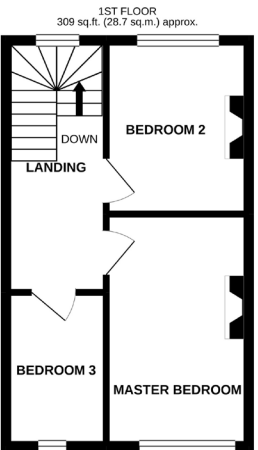
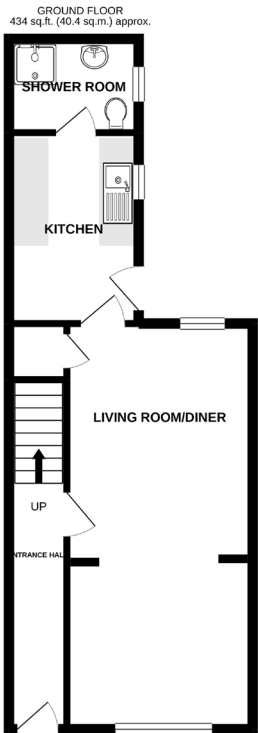
Council Tax Band: Currently Band B

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

Directions

From Newton Abbot take the A381 Totnes road, passing Asda supermarket. Take the second right turning into Waltham Road. The property can be found on the right hand side.

Floor Plans - For Illustrative Purposes Only

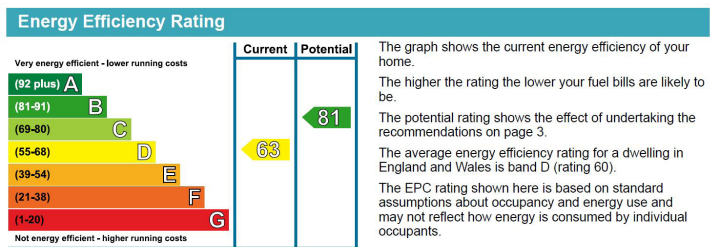


TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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