



Newton Abbot

- Mature Bay Windowed House
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen/Bathroom
- Gas Central Heating & Double Glazing
- Courtyard Garden/Parking Space
- Convenient For Town
- No Upward Chain

Asking Price:

£185,000

Freehold

EPC RATING: D55

14 Coronation Road, Newton Abbot, TQ12 1TX

A mature middle terraced bay window house, in a popular location, not far from town. Having been the subject of much improvement over recent years, the property has a well-presented interior and modern fittings. To the rear is an enclosed courtyard which also provides secure off road parking if required.

Coronation Road is situated approximately half a mile on foot from Newton Abbot's vibrant town centre with its extensive range of amenities and shops. Also close to hand are both primary and secondary schools.

Accommodation

The accommodation, which benefits from a gas central heating system and uPVC frame double glazed windows, is traditionally laid out. The front door opens to an entrance vestibule with an inner door to the main hallway with stairs to the first floor. The lounge, with bay window overlooks the front, whilst a separate dining room overlooks the rear. A good-sized kitchen is well-lit by double aspect windows and a glazed back door and is fitted with an extensive range of cabinets ample counter tops and has an integrated oven and hob.

On the first floor, a part-galleried landing with fitted cupboard provides access to 3 bedrooms and a bathroom fitted with a smart, modern suite including a shower over the bath.

Ground Floor

Entrance Hallway

Lounge 12' 2" (3.71m)(max) x 11' 6" (3.51m)

Dining Room 15' 4" (4.67m) (max) x 13' 2" (4.01m)

Kitchen 13' 8" (4.17m) x 8' 6" (2.59m)

First Floor

Bedroom 1 14' 11" (4.55m) x 12' 2" (3.71m)

Bedroom 2 15' 3" (4.65m) x 9' 11" (3.02m)

Bedroom 3 8' 4" (2.54m) x 7' 3" (2.21m)

Bathroom

Outside

An enclosed courtyard garden to the rear which **could also provide parking** if required.

Agents Notes

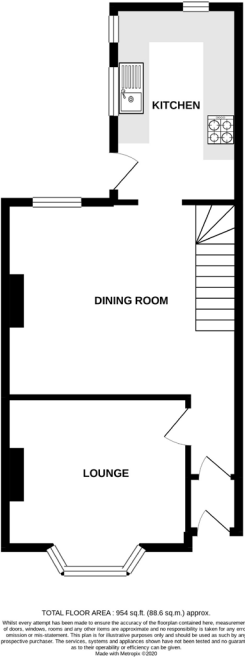
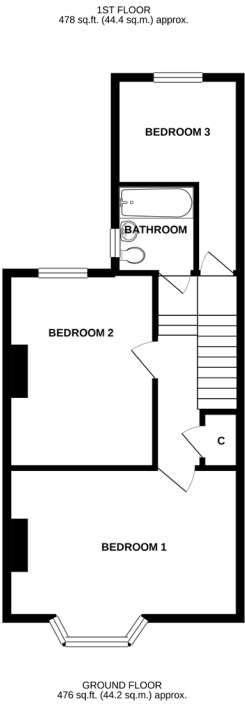
Council Tax Band: Currently Band B

Directions

From Newton Abbot take the A382 Exeter Road. Turn left off Highweek Street into Highweek Road (sign posted for Newton Abbot Leisure Centre). Turn left into Broadlands Ave. Turn left again into Brownhills Road. At the mini roundabout take the first exit into Coronation 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

