



Newton Abbot

- Mature Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Potential for Improvement
- Rear Courtyard Garden
- Level Town Location
- No Upward Chain
- Viewings Highly Recommended

Asking Price:

£149,950

Freehold

EPC RATING: E46

18 Grafton Road, Newton Abbot, TQ12 1JF

A mature terraced house located in the heart of the town centre. In the same ownership for many years, the property has clearly been loved and cherished over the years but now offers potential for some general modernisation and improvement and is ideal for a buyer wishing to put their own mark on their new home. Outside to the front is parking for a single car, whilst at the rear is an enclosed courtyard garden. Offered for sale with no upward chain, viewing is highly recommended.

Grafton Road is a cul-de-sac which is around 250m from Newton Abbot's clock tower, making it very convenient for the extensive amenities the town centre has to offer.

Accommodation

The accommodation is well-proportioned and benefits from mainly replacement uPVC double glazed windows and economy 7 night storage heaters. The double glazed front door opens into an entrance vestibule and then through to a hallway with stairs to the first floor. A cosy lounge overlooks the front and has an open fireplace and twin sliding doors to a separate dining room. A well-proportioned kitchen has a rear lobby off providing access to the rear courtyard. Finally, on the ground floor is a bathroom with 3 piece suite. On the first floor and accessed off a traditional part-galleried landing is a separate W.C and 3 good-sized bedrooms.

Ground Floor

- Entrance Porch
- Lounge 11' 0" (3.36m) into alcoves x 8' 11" (2.72m)
- Dining Room 12' 7" (3.83m) x 11' 4" (3.45m)
- Kitchen 9' 3" (2.81m) x 8' 6" (2.58m)
- Bathroom

First Floor

- Landing
- Bedroom 1 13' 3" (4.04m) x 9' 0" (2.74m)
- Bedroom 2 12' 9" (3.88m) x 8' 8" (2.63m)
- Bedroom 3 8' 5" (2.57m) x 8' 0" (2.43m)
- W/C

Outside

An enclosed courtyard garden to the rear.

Parking

On street parking.

Agents Notes

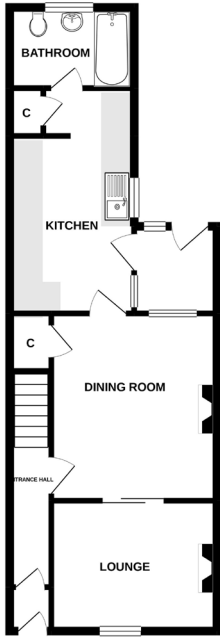
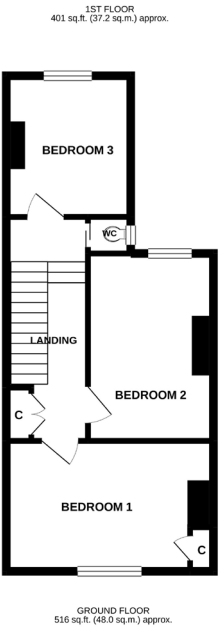
Council Tax Band: Currently Band B

Directions

From the Coast & Country office heading up Devon Square. Turn right into East Street. Follow the road past the police station on the left and as the road becomes two lanes keep in the right hand lane for the Asda supermarket. Turn right almost back on yourself for Asda and take the first left into Grafton 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



TOTAL FLOOR AREA: 917 sq.ft. (85.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, misinterpretation or misstatement. This plan is for illustrative purposes only and should be used as a guide for the 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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Full report available on request

