



Newton Abbot

- Mid Terraced House
- 3 Bedrooms
- Lounge & Dining Area
- Fitted Kitchen, Utility & Bathroom
- Double Glazing & Gas Central Heating
- Enclosed Rear Courtyard
- Convenient For Town Amenities
- Viewing Highly Recommended

Asking Price:
£175,000
 Freehold

16 Coronation Road, Newton Abbot, TQ12 1TX

A well presented older style mid terraced house situated in a convenient location close to the town centre. Internal viewings come highly recommended to appreciate the spacious accommodation. The property will appeal to a wide range of buyers and make an ideal first purchase, family home or investment for letting.

Coronation Road is a very popular residential area convenient for primary and secondary schools, colleges and a leisure centre. It is also just a short walk from Newton Abbot town centre with its wide range of shops and amenities including a hospital, mainline railway station and bus station. For the commuter the A38 Devon Expressway to Plymouth and Exeter is approximately three miles away.

Accommodation

The entrance porch and hallway give access to a good sized lounge / dining room with the lounge area boasting a feature fireplace and walk-in bay window and the dining area also with a decorative fireplace. There is a modern kitchen and utility area. On the first floor there are three bedrooms and a modern bathroom. Gas central heating and double glazing are installed.

Ground Floor

Entrance Porch

Entrance Hallway

Lounge	12' 3" (3.73m) x 11' 6" (3.51m)
Dining Area	13' 0" (3.96m) x 12' 2" (3.71m)
Kitchen	13' 7" (4.13m) x 8' 8" (2.65m)
Utility	13' 0" (3.96m) x 5' 9" (1.75m)

First Floor

Bedroom 1	14' 9" (4.5m) x 10' 10" (3.3m)
Bedroom 2	12' 6" (3.8m) x 9' 1" (2.77m)
Bedroom 3	7' 6" (2.29m) x 6' 10" (2.09m)
Bathroom	

Outside

Low maintenance enclosed rear courtyard with block built store and gate to vehicular service lane.

Parking

On street parking.

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.

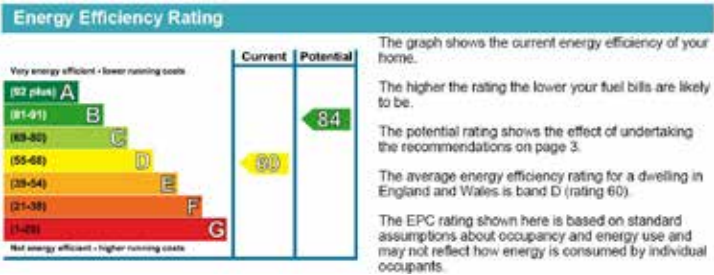
Floor Plans - For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 1035 SQ.FT. (96.2 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



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.