

For Sale : £145,000

Broadlands Avenue Newton Abbot



A 3 Bedroom Semi Detached House being sold with no onward chain. The property occupies a level position close to local Primary and Secondary Schools, Leisure Centre and shops. The property is in need of some modernisation and benefits from ample parking and a good sized rear garden.

Broadlands Avenue Newton Abbot

Single glazed wooden front door to:-

ENTRANCE HALLWAY

Door into:-

LOUNGE 12'8" by 13'8" (3m 86cm x 4m 17cm)

Windows to front aspect. Fitted gas fire. Door to:-

KITCHEN/DINING ROOM 12'6" by 9'5" (3m 81cm x 2m 87cm)

Window to rear aspect. Range of base units with inset stainless steel drainer unit. Gas cooker point. Plumbing for washing machine. Part tiled splash backs. Door leading to rear garden. Further door off to large storage cupboard/Downstairs WC.

FIRST FLOOR ACCOMMODATION - LANDING

BEDROOM 1 13'4" by 8'2" (4m 6cm x 2m 49cm)

Window to front aspect. Radiator.

BEDROOM 2 9'4" by 9'5" (2m 84cm x 2m 87cm)

Window to rear aspect. Radiator.

BEDROOM 3 8'3" by 9'8" (2m 51cm x 2m 95cm)

Window to front aspect. Radiator.

FAMILY BATHROOM

Obscure glazed window to rear aspect. White suite comprising bath with shower screen and shower over with mixer taps. Wash hand basin. Low level WC.

OUTSIDE

To the front of the property is a flat level garden approached through a wrought iron gate. Path leads round to the side of the property giving access to the rear garden.

The rear garden is of a generous size incorporating timber sheds and greenhouse with a variety of mature trees and shrubbery. Rear access via double gates to a Car Port and off road parking.

DIRECTIONS

From our Newton Abbot office continue on the Highweek Street, proceeding to the roundabout. Take the first exit left, signposted Ashburton. Continue on this road for some distance turning left after the One Stop Convenience Store onto Broadlands Avenue.

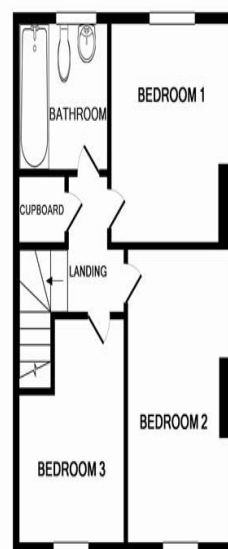
DISCLAIMER:-

These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the Agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for cooperation.

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	91
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	57	(39-54) E	53
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



GROUND FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 732 SQ.FT. (68.0 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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