



Newton Abbot

- Mature Terraced House
- 2 Bedrooms
- 2 Reception Areas
- Fitted Kitchen

- Double Glazing & Gas Central Heating
- Low Maintenance Enclosed Courtyard
- Convenient For Town Centre Amenities
- Ideal First Time Buy / Investment

Asking Price:
£140,000
 Freehold

6 Grafton Road, Newton Abbot, TQ12 1JF

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 benefits from gas central heating, double glazing and an enclosed courtyard. The property 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.

Located in the heart of Newton Abbot 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

From the entrance porch and hallway the lounge / dining room has been opened up with a connecting arch. The dining area has a feature fireplace and outlook to the front whilst the lounge has a lovely fireplace, stairs to the first floor and access to the modern kitchen. On the first floor there are two double bedrooms, the master also with a feature fireplace, and a spacious bathroom / w.c.

Ground Floor

Entrance Porch

Entrance Hallway

Lounge Area 12' 1" (3.68m) x 11' 8" (3.55m)

Dining Area 10' 10" (3.3m) x 9' 7" (2.93m)

Kitchen 12' 7" (3.83m) x 8' 10" (2.68m)

First Floor

Landing

Bedroom 1 14' 4" (4.37m) x 9' 8" (2.95m)

Bedroom 2 12' 2" (3.7m) x 8' 8" (2.63m)

Bathroom 12' 7" (3.83m) x 8' 10" (2.68m)

Outside

Enclosed low maintenance courtyard to the rear .

Parking

Residents park outside their properties on the private road.

Agents Notes

Council Tax Band: Band B

Directions

From the Penn Inn roundabout (A380) follow signs for Totnes (A381). Follow Road into East Street, passing the petrol station on the left hand side. As you pass the Court House on the left follow road into right hand lane (Bovey Tracey A382 and Ashburton A383). When you reach the traffic lights turn almost back on yourself follow sign for Asda supermarket car park. Grafton Road is on the left hand side just before you reach the supermarket car park.

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.

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 39.1 SQ.M.
(421 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 39.1 SQ.M.
(420 SQ.FT.)

TOTAL APPROX. FLOOR AREA 78.1 SQ.M. (841 SQ.FT.)

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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