



Newton Abbot

- Well Presented Mid Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Contemporary Fitted Kitchen
- Double Glazing & Gas Central Heating
- Enclosed Rear Garden Laid To Decking
- Convenient For Town Centre
- No Upward Chain

Asking Price:
£163,000
 Freehold

7 Buller Road, Newton Abbot, TQ12 1AB - Draft

Recently the subject of an extensive programme of refurbishment is this mature terraced house conveniently situated a short walk from Newton Abbot town centre. The superbly presented three bedroom property benefits from gas central heating and replacement double glazed windows and also boasts a contemporary fitted kitchen, modern shower room and two separate reception rooms. Available with no upward chain, early viewing of this property is recommended to avoid disappointment.

Buller Road is conveniently situated for the town centre shops, local parks, the train station and bus route. The Penn Inn roundabout and A380 dual carriageway to Exeter and Torquay is approximately 3/4 mile away.

Accommodation

Ground Floor

Entrance Hallway

Lounge	10' 6" (3.21m) x 10' 1" (3.08m)
Dining Room	11' 10" (3.6m) x 11' 3" (3.42m)
Kitchen	12' 10" (3.91m) x 8' 11" (2.71m)

First Floor

Landing

Bedroom 1	11' 11" (3.63m) x 10' 2" (3.1m)
Bedroom 2	11' 11" (3.62m) x 8' 2" (2.5m)
Bedroom 3	10' 8" (3.24m) narrowing to 6' 6" (1.97m) x 8' 0" (2.43m)
Bathroom	

Outside

Enclosed rear garden, laid to decking.

Parking

Buller Road operates a residents permit parking scheme.

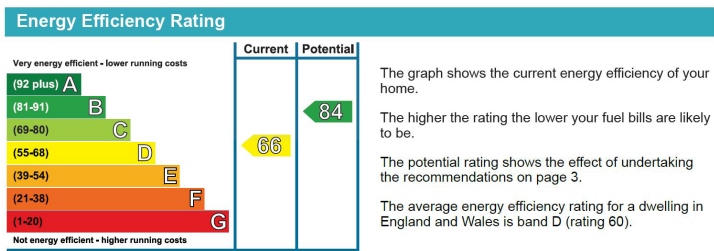
Council Tax Band: Band B

Directions

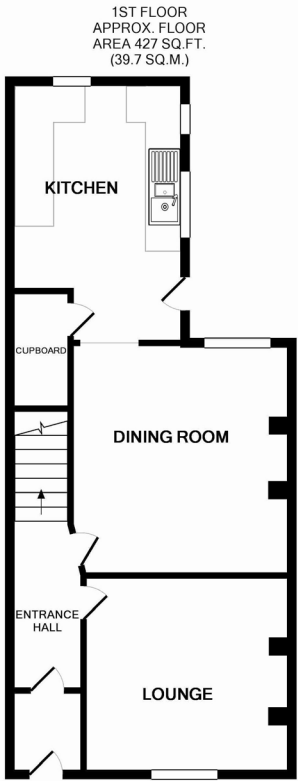
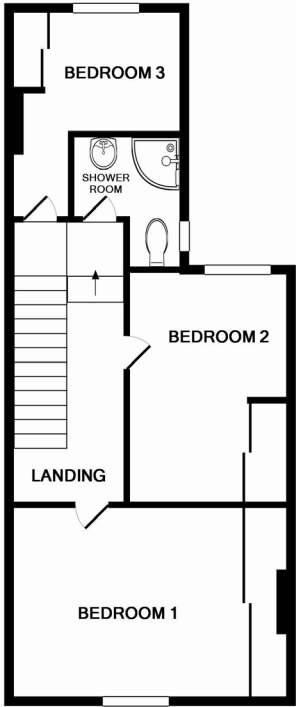
From the Penn Inn Roundabout take the Torquay Road (A381) towards Newton Abbot Town Centre. Take the third road on the left hand side into Hillmans Road. Take the first right into Alexandra Terrace and then the first left onto Buller Road.

Energy Performance Certificate

Full report available on request



Floor Plans - For Illustrative Purposes Only



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 ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.