



Newton Abbot

- Victorian End Terraced House
- Well Presented Accommodation
- 4 Bedrooms and Studio Room
- Kitchen / Breakfast Room
- uPVC Double Glazing & Gas Central Heating
- Character Features
- Convenient and Quiet Situation
- Courtyard and Lawn Garden

Asking Price:
£235,000
 Freehold

1 Southernhay, Newton Abbot, TQ12 1AX

This very well presented Victorian end terraced house retains many of its original features and having been sympathetically modernised has the perfect balance of convenience and character.

The deceptively spacious family home offers superb value for money with larger than average accommodation comprising a lounge with a feature fireplace and bay window, a dining room, kitchen / breakfast room with integral appliances, 4 bedrooms, an up to date bathroom with separate shower, and an additional multi purpose studio room. Benefits include modern fitted uPVC double glazed windows, a gas central heating system and under house storage accessed through the studio providing excellent storage space.

Outside is a pleasant front garden which is mainly laid to lawn with mature shrubs. To the rear is a courtyard style garden with timber gates.

The property is superbly situated in a quiet area of residential Newton Abbot. Only a few hundred yards from the town centre, a wide range of amenities and services are a short walk away including a mainline railway station, restaurants, schools, parks and a variety of shops. For the commuter the A380 is approximately half a mile away providing easy access to Exeter and Torbay.

Accommodation

Ground Floor

Entrance hallway

Lounge	13' 1" (4m) x 11' 10" (3.6m)
Kitchen	14' 9" (4.5m) x 10' 10" (3.3m)
Dining room	11' 10" (3.6m) x 11' 2" (3.4m)

First Floor

Bedroom 1	11' 10" (3.6m) x 10' 10" (3.3m)
Bedroom 2	11' 10" (3.6m) x 11' 2" (3.4m)
Bedroom 3	10' 6" (3.2m) x 6' 7" (2m)
Bedroom 4	8' 6" (2.6m) x 6' 11" (2.1m)
Family bathroom	

External access to

Studio	9' 10" (3m) x 9' 10" (3m)
	Access to under house storage

Outside

Outside is a pleasant front garden which is mainly laid to lawn with mature shrubs. To the rear is a courtyard style garden with timber gates which subject to planning could provide parking.

Parking

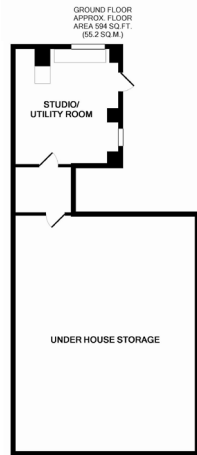
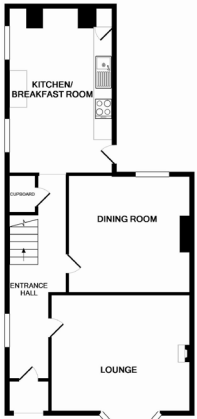
Residents permit parking.

Council Tax Band: Band C

Directions

From the Coast & Country office head up Devon Square to East Street (A381). Turn right onto East Street and then immediately left into Gloucester Road. Continue into Southernhay.

Floor Plans - For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 558 SQ.FT.
(51.8 SQ.M.)

BASEMENT LEVEL
APPROX. FLOOR
AREA 168 SQ.FT.
(15.5 SQ.M.)

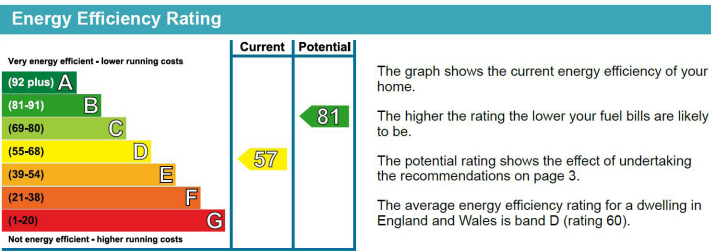
TOTAL APPROX. FLOOR AREA 726 SQ.FT. (67.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity 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.