



Newton Abbot

- Semi-Detached House
- 2 Double Bedrooms
- Extended Accommodation
- Excellent Living Space
- Secluded Decked Garden
- Driveway Parking
- Gas Central Heating & Double Glazing
- Established Location

Asking Price:

£179,950

Freehold

EPC RATING: C72

16 Brownhills Road, Newton Abbot, TQ12 1TU

A mature semi-detached house presented in immaculate order with driveway parking to the front and an attractive and secluded decked garden at the rear. A real feature of the property is its impressive living spaces, enlarged in the past by way of an extension.

The house is situated in an established location, approximately half a mile from Newton Abbot's town centre with its extensive range of amenities. Also close at hand are both primary and secondary schools.

Accommodation

The front door opens into a hallway with an inner door to the lounge which is flooded with natural light through double-aspect windows. A most fashionable dining-kitchen is also light and airy with a window to the front and French doors to the rear garden. Fitted with a selection of sleek gloss cabinets and solid timber counter tops, this area provides an excellent entertaining space. Also on the ground floor is the bathroom with a smart, modern white suite. On the first floor are two good-sized double bedrooms.

Ground Floor

- Lounge 19' 8" (6m) x 11' 9" (3.57m)
- Dining Kitchen 23' 2" (7.07m) x 9' 6" (2.9m)
- Bathroom

First Floor

- Bedroom 1 12' 10" (3.9m) x 9' 10" (3m)
- Bedroom 2 13' 3" (4.04m) x 9' 12" (3.04m)

Outside

The front of the property is gravelled with side access to the rear garden which has been designed with ease of maintenance in mind and is arranged as an L-shaped decking area, ideal for alfresco dining. The rear is completely enclosed and offers a high level of privacy. Also located in the rear garden is an excellent, modern timber shed/workshop with power connected.

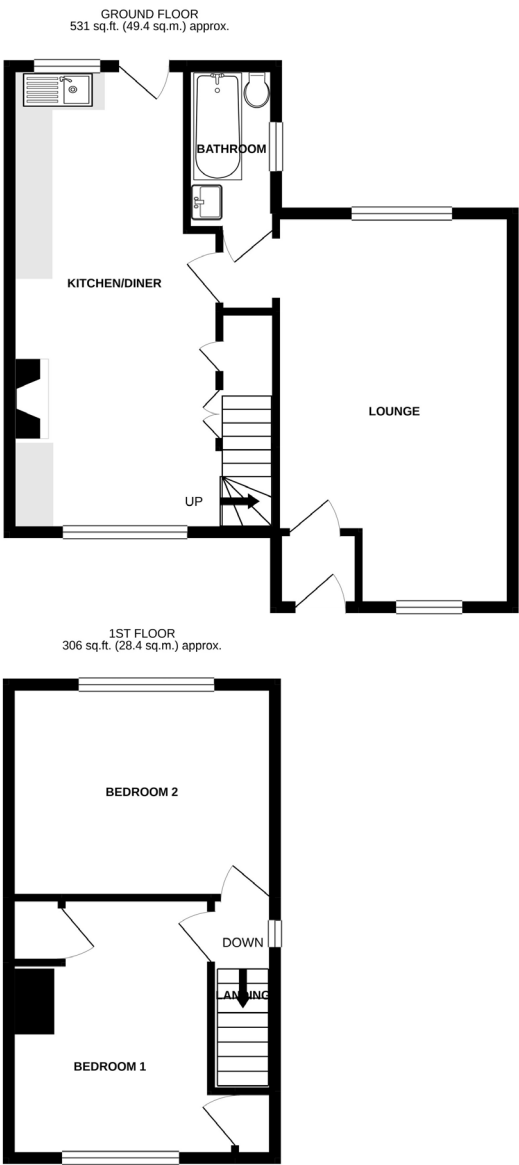
Parking

There is a gated driveway to the front of the property.

Agents Notes

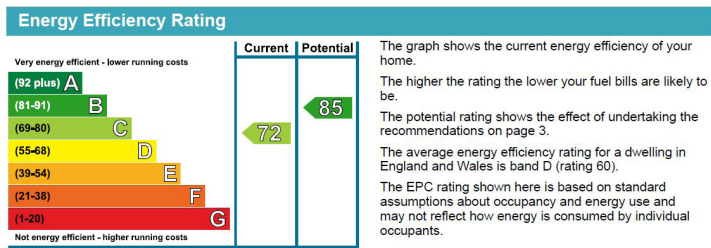
Council Tax Band: Currently Band B

Floor Plans - For Illustrative Purposes Only



Energy Performance Certificate

Full report available on request



Directions

From the Coast & Country office follow the one way system. At the traffic lights turn left onto Halcyon road. At the next set of traffic lights turn right into Highweek Street then take the first left into Highweek road, take the first left into Brownhills Road. Follow the road to the end and then turn right at the T-junction.

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. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.