



Newton Abbot

- Modern End Terraced House
- 2 Double Bedrooms
- Living Room
- Fitted Kitchen & Bathroom
- Conservatory Extension
- Gas Central Heating & Double Glazing
- Front & Rear Gardens
- Tandem Parking Space for 2/3 Cars

Asking Price:

£170,000

Freehold

EPC RATING: D68

9 Vicary Close, Newton Abbot, Devon, TQ12 1FH- Draft

A smart modern end-terraced house with parking for 2-3 cars and an enclosed rear courtyard garden. Enjoying some lovely open views from the rear over parts of the town and beyond the house benefits from a gas central heating system and double glazed windows. On addition there is a useful timber shed tucked away in the front garden providing storage.

Vicary Close is situated approximately 500m from the town centre amenities, a leisure centre and primary and secondary schools. The property is approximately one mile from the A380 to Torbay and Exeter (M5) and the mainline railway station with direct links to London Paddington.

Accommodation

Internally the property has been freshly decorated with new carpets and includes a hallway with stairs to the first floor, fitted kitchen with patio doors to a uPVC frame double glazed conservatory extension, two double bedrooms and a bathroom / W.C.

Ground Floor

Entrance Hallway

Kitchen	9' 10" (3m) x 5' 5" (1.66m)
Living Room	14' 4" (4.37m) x 11' 11" (3.64m)
Conservatory	9' 7" (2.91m) x 9' 3" (2.81m)

First Floor

Landing	
Bedroom 1	11' 11" (3.64m) x 8' 11" (2.73m)
Bedroom 2	8' 10" (2.68m) x 8' 9" (2.66m)
Bathroom	

Outside

Area of garden to the front with mature shrubs and timber shed.
Enclosed courtyard style rear garden.

Parking

Tandem parking space for 2 - 3 cars.

Agents Notes

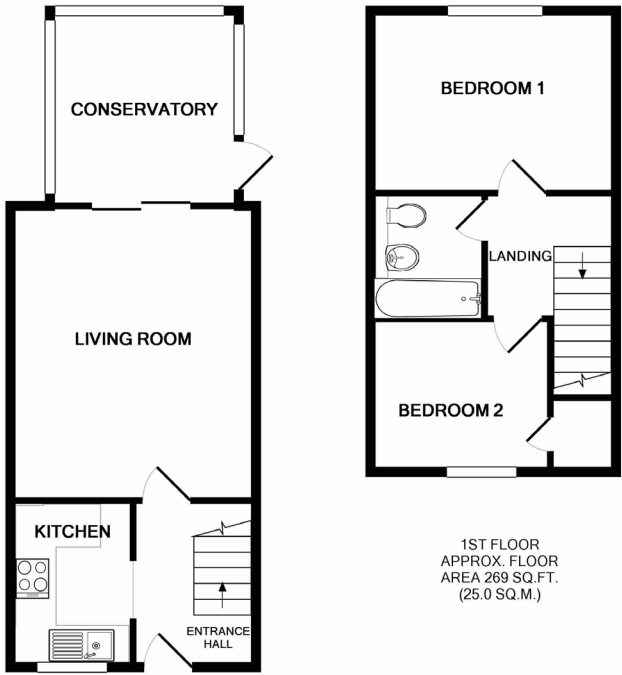
Council Tax Band: Band B

Directions

From Newton Abbot take the A382 Exeter Road. Turn left off Highweek Street into Highweek Road (sign posted for Newton Abbot Leisure Centre). Turn left into Broadlands Ave. Turn left again into Brownhills Road. At the mini roundabout take the second exit into St Anne's Court. Take the second right and right again into Vicary Close.

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



GROUND FLOOR
APPROX. FLOOR
AREA 356 SQ.FT.
(33.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 625 SQ.FT. (58.0 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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