

Established

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REF: DRN00607

**101 Woodleigh Road  
Newton Abbot, Devon  
TQ12 1PN**

A well presented modern terraced house situated in a popular residential area close to local amenities, schools and the centre of Newton Abbot.



\* Terraced House\* Good Order\* 2 Double Bedrooms\* Conservatory\*  
Gas Central Heating\* Garage in Block\* Front and Rear Patio Style  
Gardens\* Ideal First Home\* Double Glazed\* Easily Maintained \*

**PRICE £169,000**

## **101 Woodleigh Road, Newton Abbot, Devon, TQ12 1PN.**

### **Situation:**

Woodleigh Road is situated in the Bradley Barton area of Newton Abbot, with its own shop and primary school. There is easy access to the amenities in and around Newton Abbot and there's a regular bus service to the town centre. The A38 dual carriageway is approximately four miles away on the Ashburton Road, providing access to Plymouth, Exeter and the motorway network beyond. Newton Abbot has a wide range of amenities and facilities, including primary and secondary schools, hospital, various shops, superstores, leisure centre and rail station on the London Paddington - Plymouth main line.

### **Description:**

Constructed of brick elevations with some upvc cladding beneath a tiled roof the property provides an easily maintained home. Windows are double glazed, gas central heating installed and a Conservatory to the rear of the property.

### **Directions:**

From Newton Abbot proceed along Ashburton Road the A383. After approximately 1 mile turn left into Bradley Drive. Proceed along Bradley Drive for approximately 1/2 mile and take the 4th right turning into Woodleigh Road. Number 101 will be found a short distance along this road on the right hand side where there is parking to the front of the property. There will be a Rendells For Sale board.

Draft particulars subject to the vendors approval.

The accommodation comprises:

3 steps to recessed entrance porch

Part glazed front door to

### **Entrance Hall:**

Tiled floor, thermostatic control for central heating system, radiator.

### **Kitchen: 10' 4" x 7' 0" (3.15m x 2.13m)**

Fitted with good range of floor and wall units. Granite working surface with inset round stainless steel sink unit. 4 burner gas hob with extractor hood over, fitted double electric oven with plumbing and space for small washing machine under. Space for fridge and freezer beneath work surface. Wall mounted Worcester Gas Combi boiler for domestic hot water and central heating.

### **Lounge Dining Room: 16' 9" x 11' 10" max (5.10m x 3.60m max)**

Feature stone fireplace (currently closed) with slate hearth. TV aerial point. Radiator. Large under stair storage cupboard. Glazed Door to:

### **Conservatory: 10' 6" x 4' 9" (3.20m x 1.45m)**

Upvc frame, access to rear decking.

### **First Floor:**

Landing trap access to roof void.

### **Bedroom One: 11' 10" x 10' 7" max (3.60m x 3.22m max)**

Front facing double bedroom, airing cupboard, telephone point, radiator, far reaching views.

### **Bedroom Two: 11' 10" x 9' 11" (3.60m x 3.02m)**

Rear facing double bedroom, radiator.

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**Bathroom:**

Fitted with white suite comprising panelled spa bath with electric iFlo shower over, pedestal wash hand basin, low level close coupled WC. Fully tiled walls. Heated towel rail.

**Outside:**

A small paved patio to front of property. A decking patio to rear with Greenhouse. Pedestrian access to Kiln Orchard. Garage in block of three. Up and over door.

**General Remarks:**

**Council Tax:**

Band: B.

**Energy Performance Rating:**

Band: C (71).

**Tenure:**

Freehold.

**Services:**

The property is connected to all main services to include water, drainage, gas and electricity.

**Local and Planning Authority:**

Teignbridge District Council. [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk). 01626 361101.

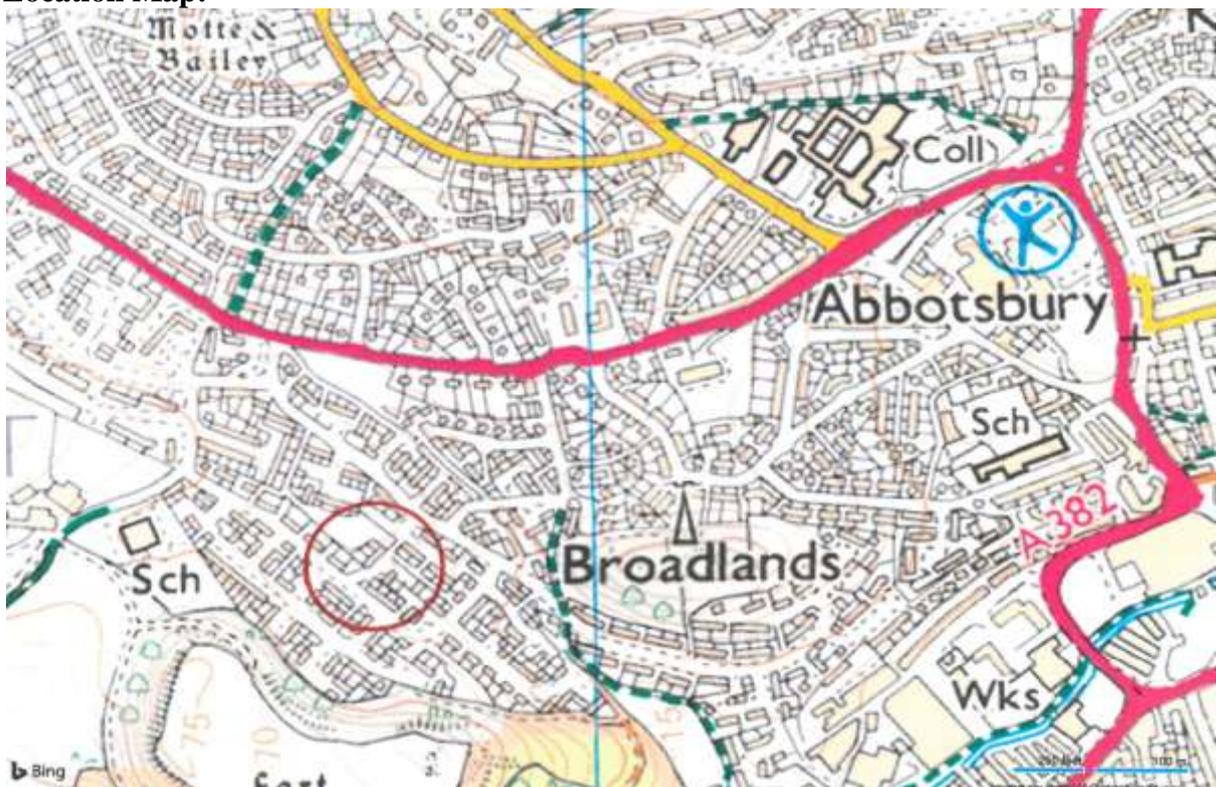
**Plans & Maps:**

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**Viewing:**

By telephone appointment through Rendells Estate Agents, Tel: 01626 353881

**Location Map:**



101 Woodleigh Road, Newton Abbot, Devon, TQ12 1PN.



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All measurements are approximate  
Plan produced using PlanUp.

101 Woodleigh Road, Newton Abbot

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- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
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- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
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