

SIMPLY GREEN

86 Abbotsbury  
Road



## Mid Terraced Period House

Living Room

Dining Room

Breakfast Room

Kitchen

Three Double Bedrooms

Bathroom

Front Garden

Parking

Freehold/Council Tax C

This chain free property needs refurbishing throughout and offers an exciting opportunity to create a spacious and desirable family home.

A Victorian terraced house offering three bedrooms, bathroom, living room, dining room, breakfast room, kitchen, rear porch, and downstairs W.C. Outside is a small enclosed front garden.

The rear garden has a concrete hardstanding for parking off road and has large wooden gates giving you access. There is also an external shed.

It is located close to the town centre offering shops, supermarkets, close to various primary and secondary schools, a leisure centre with a swimming pool, various sports clubs, parks, a short walk to a mainline railway station to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay.



## Accommodation

Being sold as seen, this property offers lots of potential to make into your very own home.

The property is entered through a white double glazed uPVC front door which opens into the porch. From here a wooden glazed door opens into the hallway.

The hallway has stairs to the first floor landing, an under stairs storage cupboard and doors to the living room, dining room and kitchen breakfast room.

The living room is spacious with a southerly facing bay window giving the room plenty of light. There is a fireplace with alcoves either side.

The dining room offers plenty of space for a table and chairs, and has French doors opening out to the rear of the property. The kitchen breakfast room is open plan. The breakfast room is a good size and is home to the airing cupboard with hot water cylinder and space for linen storage. There are further storage cupboards and a window to the side.

The kitchen has a range of older wall and base units. There is lots of potential for a large modern kitchen if you use the breakfast room as well. A further door opens out to the rear block built porch and a door leading to a storage room and the down stairs W.C The downstairs W.C and storage room are only single brick build, so would benefit from updating to a modern insulated standard.

**First Floor Accommodation** Stairs lead up to the first floor landing with an obscure window lighting up the area. There are doors to the three bedrooms and the bathroom.

Bedroom one is a large double with a bay window to the front, alcoves which are ideal for built in wardrobes and a radiator. A sliding door opens to what was once a kitchenette but would make a useful ensuite or dressing room.

Bedroom two is a double with a radiator, alcoves and a window to the rear.

Bedroom three is also a double with a radiator and a window to the rear.

The bathroom would benefit with remodelling and currently has a bath, pedestal hand basin, low level W.C Obscure window and a radiator.

## Outside

The front of the property is entered through a wrought iron gate with a tarmac pathway to the front door. The front garden is bordered with established plants and shrubs and has a lovely apple tree in the centre.

The rear garden is accessed from either the rear porch or the dining room French doors. It has a parking space for one vehicle and can also be accessed using the road behind, with large wooden gates for security. A small brick built shed gives you further storage.

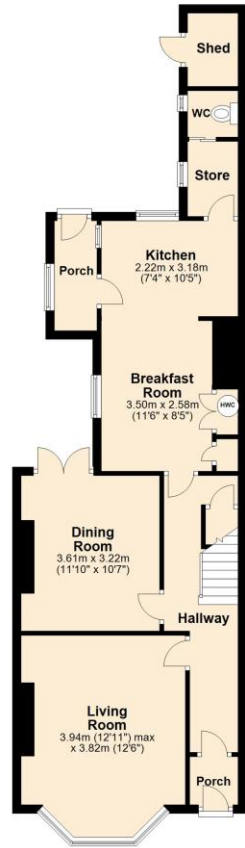
**Viewings:** To view this property, please call us on 01626 798440 or email [sales@simply-green.co.uk](mailto:sales@simply-green.co.uk) and we will arrange a time that suits you.

**Services:** Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

**Local Authority:** Teignbridge District Council.



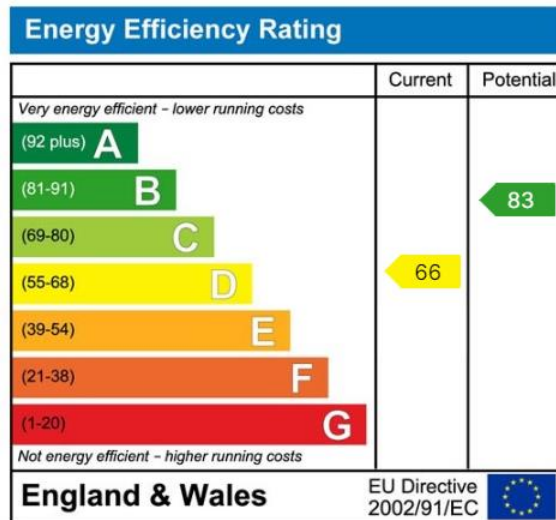
**Ground Floor**  
Approx. 66.4 sq. metres (715.1 sq. feet)



**First Floor**  
Approx. 58.1 sq. metres (625.9 sq. feet)



Total area: approx. 124.6 sq. metres (1340.9 sq. feet)



**EPC: D**

**COUNCIL TAX BAND: C**

**TENURE:  
FREEHOLD**

For more information on this house or to arrange a viewing please call the office on:

**01626 798440**

Alternatively, you can scan below to view all of the details of this property online.



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