



Newton Abbot

2x 1x

ENERGY RATING C69

- Virtual Tour Available
- Smartly-Presented Terraced House
- 2 Bedrooms
- Lounge/Diner with Feature Decorative Fireplace
- Kitchen & Sun Room Off
- First Floor Bathroom
- Gas Central Heating
- Enclosed Tiered Rear Garden
- Resident Permit Parking

Guide Price:
£195,000
FREEHOLD

61 Tudor Road, Newton Abbot, TQ12 1HT

A two-bedroom mid-terraced Victorian property, with partial sash uPVC double-glazing, gas central heating, first floor bathroom and freshly decorated and carpeted in a tucked-away location and highly convenient for the town centre of Newton Abbot. With a tiered rear garden and period features, we are delighted to be given the opportunity to market this wonderful home and believe it would be perfect for a wide range of buyers including first-time buyers and investors.

Accommodation: Entering the property there is an inner porch which separates the outside from the open plan lounge/diner with stairs to the first floor and useful cupboard beneath. In the lounge/diner there is a sash window which over-looks the front garden and has far-reaching views to Highweek Church. This room is an excellent size as it was once two rooms and currently houses a large corner sofa and dining table and also features a lovely decorative fireplace. At the rear of the property is the kitchen with a tiled floor and worktop space on three sides of the room. Although compact, the kitchen is a very useable space and adjacent is a sun room with plenty of space for a fridge/freezer.

Upstairs are two bedrooms; the master to the front of the property and being a good-sized double bedroom with views across Newton Abbot. The second is a smaller double or large single. To the back of the property is the bathroom, with shower above the bath, WC &

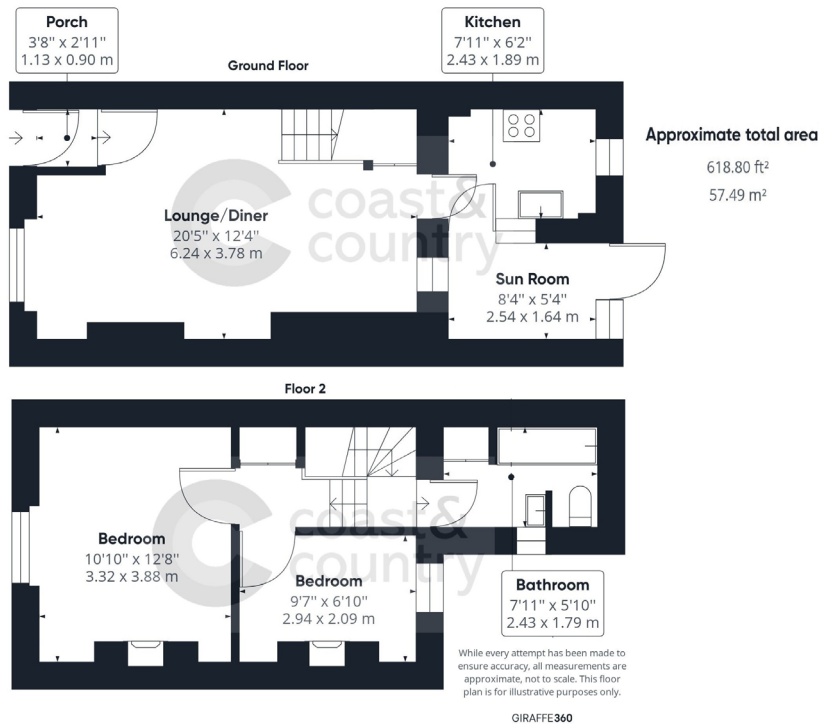
basin.

Outside: The property is set back from the road and therefore has a very nice raised front garden which is currently mostly laid to gravel with mature shrubs. The rear garden is elevated from the back of the property via steps at the side the garden boasts a decking area perfect for alfresco dining and has a lawned area above.

Parking: A resident permit parking scheme is in operation through the local authority – Zone A.

Directions:

From the Penn Inn roundabout at Newton Abbot follow signs for A381 Totnes Road into East Street. Turn left after the petrol station into Tudor Road.



Agents Notes:

Council Tax: Currently Band B

Mains water. Mains drainage.

Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 ± 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.