



## Abbotsbury, Newton Abbot

3x  x 

ENERGY RATING C74

- Video Walk-through Available
- Victorian Mid-Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Spacious Kitchen
- Family Bathroom with Separate Shower Cabinet
- Beautifully Presented
- Easy to Maintain Rear Garden
- Garage
- Sought-After Address

**Guide Price:**  
**£315,000**  
FREEHOLD

# 55 Abbotsbury Road, Newton Abbot, TQ12 2NS



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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A modernised and tastefully presented three-bedroom Victorian style mid-terraced family home. The spacious accommodation boasts a beautiful lounge/dining room with bay window, a modern and extensively fitted kitchen with French doors to garden, three bedrooms, two of which are on the first floor along with a modern bath/shower room and additional cloakroom/WC. Gas central heating and double glazing are installed and outside there is an easy to maintain rear garden enjoying a sunny aspect and garage. This beautiful family home will appeal to buyers looking for spacious accommodation in a convenient location.

The property is situated in a highly desirable residential road and enjoys access to the town centre, shops, market, bus and train station, there are several schools catering for children of all ages, doctors' surgery and dental practise also nearby. Newton Abbot is a thriving market town, located just off the A38 and is well situated for access to the cathedral city of Exeter, the well-renowned coast of Torbay and Dartmoor making it popular with locals, commuters and second home buyers alike.

## The Accommodation:

A uPVC part obscure-glazed entrance door leads to the entrance porch with tiled flooring and decorative part-glazed door to the entrance hallway with tiled flooring, stairs to first floor with cupboard under and multi-glazed door to the lounge/dining room. The lounge has a walk-in bay window to front and wood effect flooring and an archway opens to the dining room with access to a rear porch with windows and door to outside. This in turn leads into a light and airy kitchen which is extensively fitted with a modern range of wall units with rolled edge worksurfaces, tiled splashback, inset single drainer sink unit, recess for range style cooker and spaces for appliances, tiled flooring, two Velux windows, window to side and French doors to garden.

On the first floor there are stairs to the second floor and a cloakroom/WC with white suite comprising low-level WC, corner wash basin, wall mounted gas boiler and obscure-glazed window. Bedroom one has a walk-in bay window to front and range of fitted wardrobes. Bedroom two has a window to rear and there is also a bath/shower room with white suite comprising panelled bath with mixer tap, separate shower cubicle, low-level WC, pedestal wash basin, heated towel rail and UPVC obscure-glazed window.

On the second floor is bedroom three which has two Velux windows and eaves storage.

## Outside:

Outside to the front there is a gate and paved area. The rear garden has been landscaped for ease of maintenance with AstroTurf, paved area and path leading to rear gate. The garage has a roller door and courtesy door to rear.

## Parking:

Single garage to the rear.

## Directions:

From Newton Abbot Railway Station, follow the road towards the town and take the third right onto The Avenue. Follow The Avenue to the Balls Corner Roundabout (B&Q) and take the first exit. Take the second right (after the traffic lights) into Abbotsbury Road and the property is on the left hand side, opposite the turning for Garston Avenue.



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Ground Floor

## Approximate total area

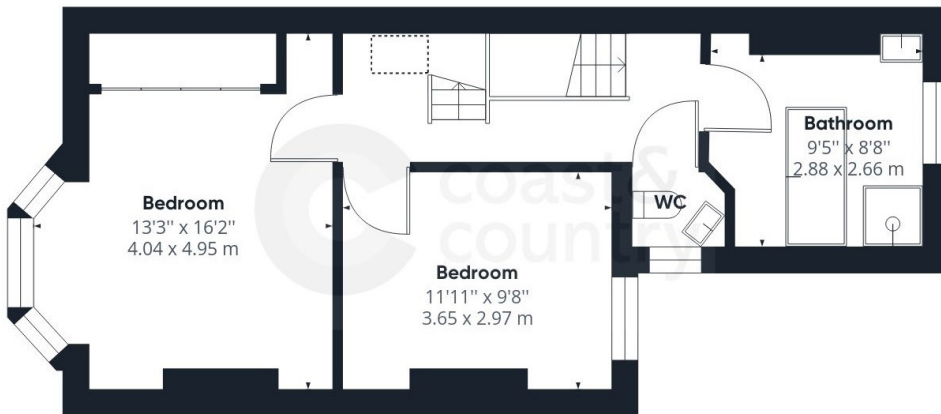
1273.56 ft<sup>2</sup>

118.32 m<sup>2</sup>

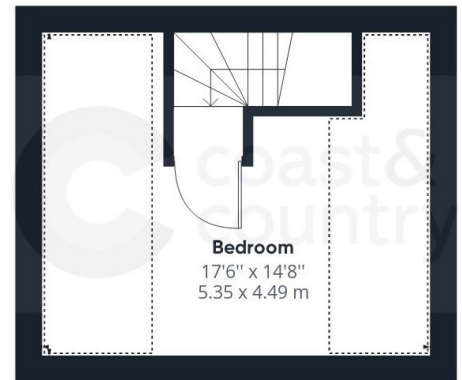
⋮ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1



Floor 2

### Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Mains gas.

Floor Plans - For Illustrative Purposes Only

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 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  $\pm$  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.