



Newton Abbot

2x 1x

ENERGY RATING E43

- Virtual Tour Available
- Period End of Terrace House
- 2 Bedrooms
- Spacious Lounge/Dining Room
- Large, First Floor Family Bathroom
- Useful Loft Room
- Courtyard Garden
- Residents' Permit Parking

Guide Price:
£175,000
 FREEHOLD

7 St. Johns Street, Newton Abbot, TQ12 2DQ

A mature cottage-style end terraced house with part-attractive stone elevations situated in an established and sought-after road on the level for Newton Abbot town centre.

With a gas central heating system and double-glazed windows, the property has a surprisingly secluded, fully enclosed rear courtyard garden, with gate providing pedestrian access to the adjacent road, which is mainly laid to paving. Within the immediate area, Teignbridge District Council operate a residential parking permit scheme for on road parking.

Situated between Osborne Park and The Avenue, the property is around 365 metres walk of our office in Queen Street in the town centre and around 400m from the railway station.

The market town of Newton Abbot offers an excellent selection of facilities including high street stores businesses, schools, pubs, restaurants and cafes, as well as easy access to the A380 South Devon Link Road to Exeter and Torbay.

Accommodation: Stepping inside the accommodation has a light and airy feel with an internal vestibule opening into the good size living room which at one time was two separate rooms but now providing an open plan space for sitting and dining. Across the rear is the kitchen which is fitted with a selection of oak effect cabinets and roll edge worksurfaces and has a door and window to the rear courtyard.

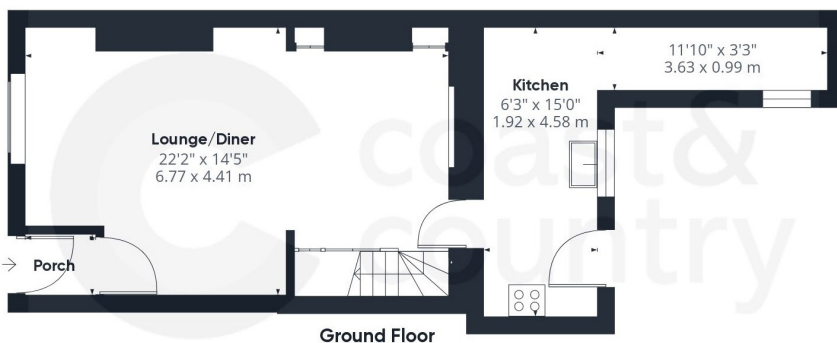
On the first floor are two bedrooms and a lovely modern bathroom with four-piece white suite including both a bath and separate shower cabinet. The larger bedroom has a selection of fitted wardrobes whilst the second bedroom has stairs leading up to a delightful loft space

with two double glazed roof lights.

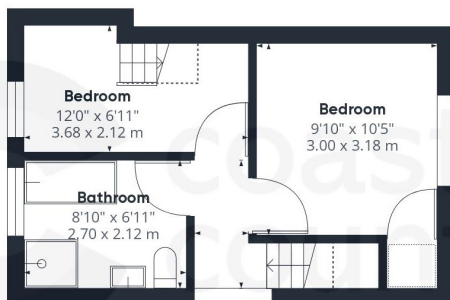
Outside: Secluded level and fully enclosed rear courtyard garden mainly laid to paving with side access gate and raised bed.

Parking: Residents on street parking permit scheme through the local authority Teignbridge District Council.

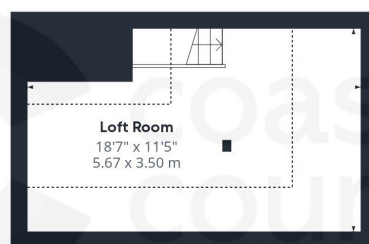
Directions: From Newton Abbot train station head into town and at the junction adjacent to the war memorial turn right into The Avenue and then second right into St Johns Street.



Ground Floor



Floor 1



Floor 2

Approximate total area

896.42 ft²
83.28 m²

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold.

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

Floor Plans - For Illustrative Purposes Only

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.