



Newton Abbot

4x  2x 

ENERGY
RATING
D61

- Video Walk-through Available
- Period Mid-Terraced House
- 4 Double Bedrooms
- 3 Reception Rooms
- 2 Bath/Shower Rooms
- Far-Reaching Views
- Garage & Garden
- Bags of Potential
- Perfect Family Home
- Popular Location

Guide Price:
£300,000
FREEHOLD



88 St Leonards Road, Newton Abbot, TQ12 1JX

A particularly impressive Victorian mid terraced home enjoying superb views over Newton Abbot towards The Moor. Offering spacious and versatile accommodation which is arranged over four floors, the property boasts four bedrooms and three reception rooms. Gas central heating and double glazing are installed and outside there are easy to maintain gardens and a detached garage. Although requiring some modernisation, the property will appeal to families looking for a spacious home or offers potential for a self-contained annexe on the ground floor.

St Leonards Road is located on the fringes of the well regarded Wolborough Hill area of Newton Abbot. St Leonards Road offers easy access to Newton Abbot's vibrant town centre about five minutes' walk away, with its superb mix of long-established independent retailers and well-known national brands. The town also offers an attractive selection of fashionable coffee shops, restaurants, a bus station and mainline railway station.

The Accommodation:

An open canopy porch with wooden entrance door leads to the entrance porch with a part obscure glazed door to the entrance hallway with stairs to first floor and lower ground floor. The living room has a large window to front and a feature fireplace with inset gas living flame fire. The sitting room has a window to rear enjoying views over the town towards Highweek Church and Dartmoor in the distance, feature fireplace with gas living flame fire. There is also a kitchenette on this floor with base unit, inset sink and window.

On the lower ground floor, the hallway has a understairs storage cupboard and rear porch with door to outside and a shower room with shower cubicle, low-level WC, wash basin and obscure glazed window. The dining room has a feature fireplace with living flame fire, storage cupboards and French doors leading to the rear garden. Multi glazed double doors lead to the kitchen with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, space for cooker and plumbing for washing machine and door to utility room with base units and plumbing for washing machine.

Upstairs on the first floor, the half landing has a bathroom with panelled bath, low level WC, pedestal wash basin and window. Off the main landing there are two bedrooms, one of which has a window to front enjoying a pleasant outlook and the other has a built-in cupboard housing wall mounted gas boiler and has a window to the rear enjoying views over Newton Abbot towards Highweek Church and Dartmoor in the distance.

On the second floor the landing has access to the loft and two further bedrooms bedroom with window to front enjoying a pleasant outlook whilst the rear bedroom enjoys views over Newton Abbot towards Highweek Church and Dartmoor in the distance.

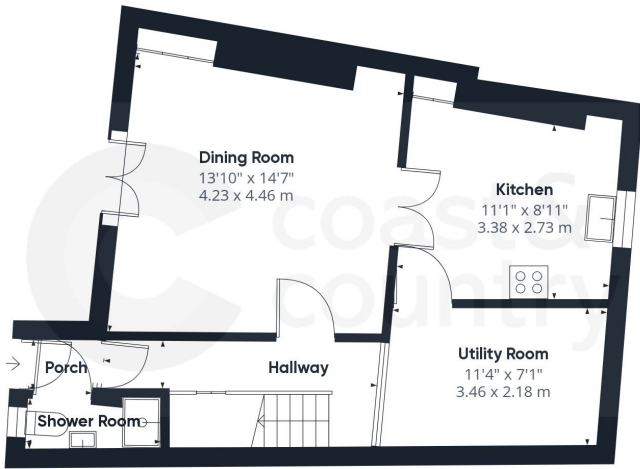
Outside:

Outside to the front there is a gate and path leading to the front door with a small area of lawn. The rear garden has a paved patio, small lawn and steps and gate to rear access where there is a detached garage with metal up and over.

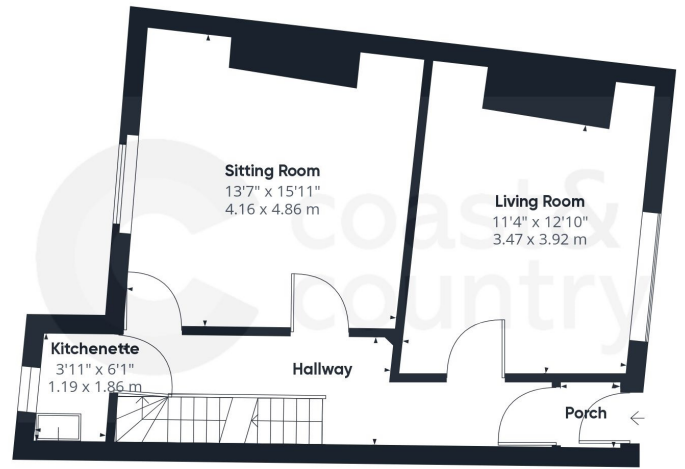
Directions:

From the Penn Inn roundabout continue straight ahead for the town / Totnes into East Street. Head past the hospital on the left hand side. Keep left as you pass the police station. Turn left by the traffic lights into St Leonards Road.





Lower Ground Floor



Ground Floor

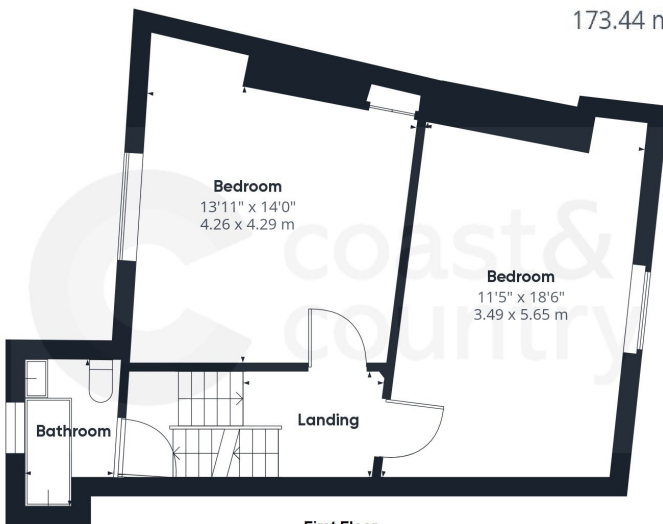
Approximate total area

1866.89 ft²
173.44 m²

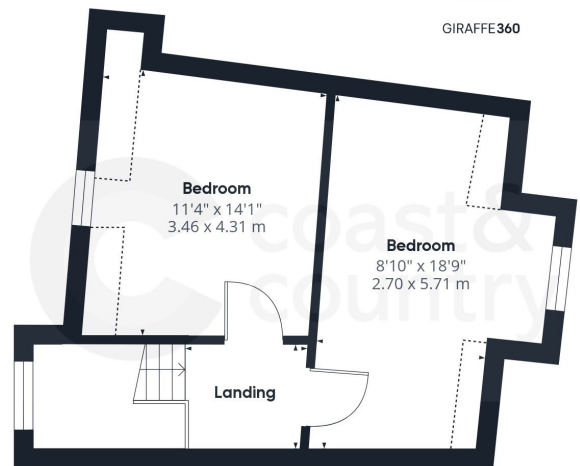
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



First Floor



Second Floor

Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

The rear access lane is unadopted and there may be a liability towards maintenance.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 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.