



Newton Abbot

3x 1x

ENERGY RATING D68

- Virtual Tour Available
- Well-Presented Period Terraced House
- 3 Bedrooms
- Modern Kitchen/Diner & Bathroom
- Good-Sized Lounge
- Rear Garden
- Resident Permit Parking
- Convenient for Town Amenities

Guide Price:
£225,000
FREEHOLD

41 Tudor Road, Newton Abbot, TQ12 1HT

A smartly-presented three bedroom terraced property situated on Tudor Road, with far-reaching views from the rear and a pleasant walled garden. The house is a Victorian build with trade mark high ceilings and some in-keeping sash-style windows. Tudor Road is situated just off Newton Abbot town centre with a wide range of amenities on the doorstep and great transport links via the mainline railway station or dual-carriageways to Plymouth and Exeter and M5 beyond.

Accommodation: Entering the recently installed composite front door you are greeted with an internal porch which leads into the entrance hallway with high ceilings and stairs to all floors. To the front of the property is the good-sized lounge with a gas fireplace and stone surround creating a comfortable space. To the back of the property on the entrance level is the third bedroom which is currently being used as an office, this is a good-sized single room with views across the town.

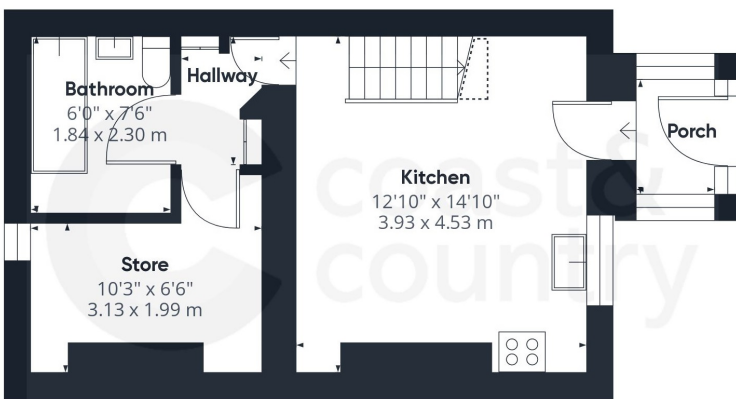
On the lower ground floor is the kitchen/diner, a bright and airy room with ample worktop space and storage along with a built in double electric oven and hob, space for a fridge/freezer. The kitchen has been well designed with the worktop extending to create additional seating area. Behind this is additional storage under the stairs along with space for the washing machine. Also downstairs is the fully-tiled family bathroom which is a good size with shower above the bath, WC and basin. Next to the bathroom is a very useful additional store room which offers potential either as a snug or perhaps to enlarge the bathroom if so desired (subject to all necessary consents and approvals). Off the kitchen is a glazed rear porch which in turn provides access to the garden. Being glazed and capturing a lot of natural light, the porch affords a conservatory effect and does lend itself to housing pot plants.

On the first floor there are two bedrooms. The largest is at the front of the property and is an excellent size with sash-style window. The second double bedroom overlooks the rear with open views across the town and has a built-in storage cupboard. Gas central heating and double glazing are installed throughout.

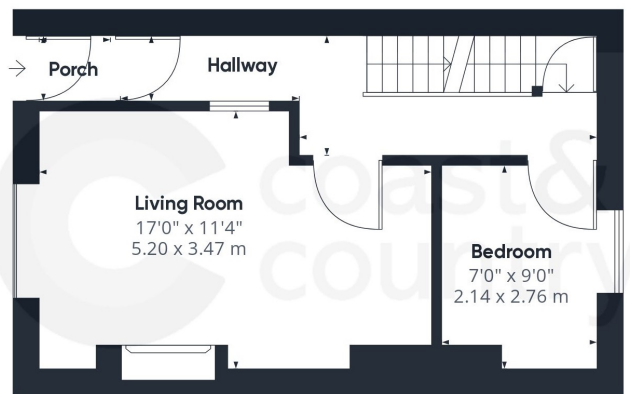
Outside: Accessed via the rear porch from the kitchen is a walled garden, square in shape there is a central pathway with a raised lawned area to the right and flower beds to the left.

Parking: A resident permit parking scheme is in operation through Devon County Council. Visitor permits are also available from the same source.

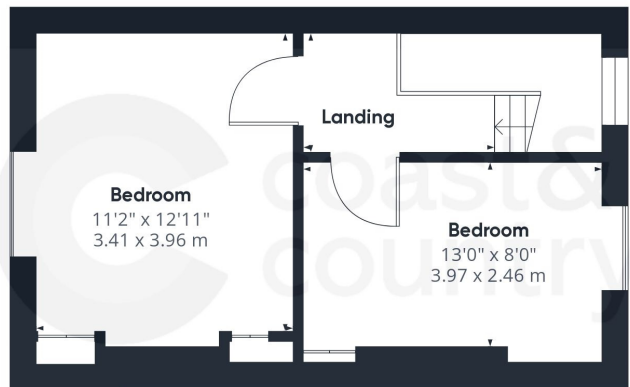
Directions: From the Penn Inn roundabout at Newton Abbot follow signs for A381 Totnes Road into East Street. Turn left after the petrol station into Tudor Road. The property can be found near the top of the hill on the left hand side.



Lower Ground Floor



Ground Floor



First Floor

Approximate total area

1014.57 ft²

94.26 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.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Mains water (metered). 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 are $\pm 0.1m$. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		