



Newton Abbot

3x  1x 

ENERGY RATING D64

- Virtual Tour Available
- Mature Mid-Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen & Rear Porch/Utility
- Family Bathroom
- Front & Rear Courtyard Gardens
- Ideal First Home or Buy to Let

Guide Price:
£210,000
FREEHOLD

26 Coronation Road, Newton Abbot, Devon, TQ12 1TX

An older-style, bay-fronted, mid-terraced home situated in a convenient location boasting three bedrooms, two reception rooms, kitchen, bathroom/WC and a utility/rear porch. Gas central heating and double glazing are installed and outside there is a level enclosed courtyard garden. An internal viewing is recommended to appreciate the deceptively spacious accommodation and the property will appeal to a wide range of buyers making an ideal first purchase, family home or investment for letting.

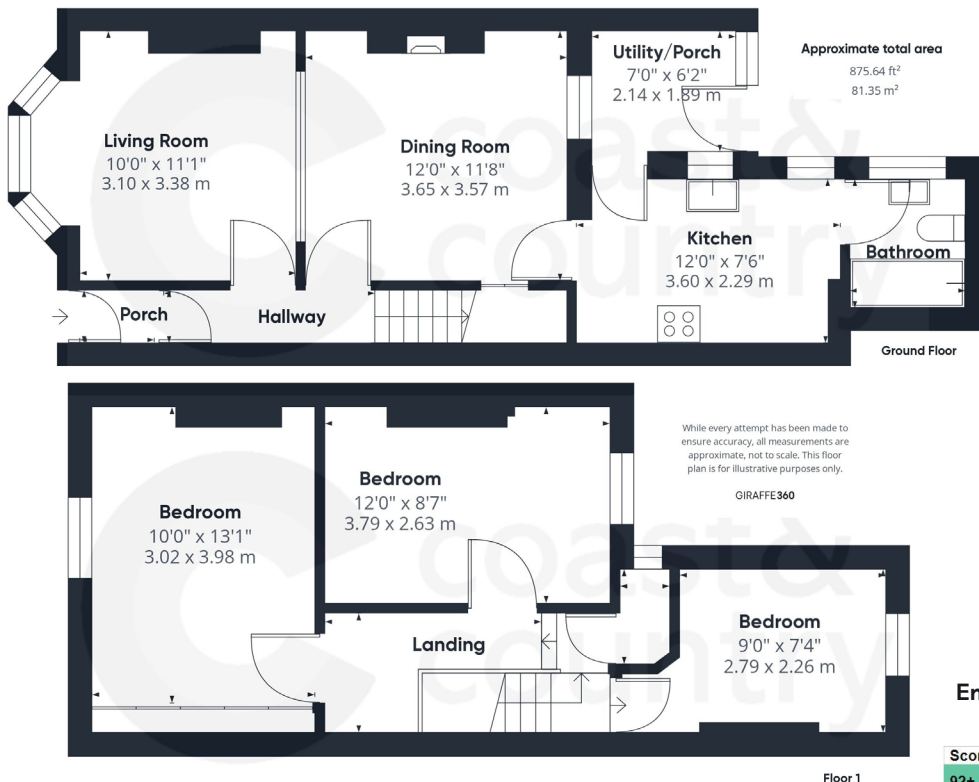
Coronation Road is a very popular residential area convenient for primary and secondary schools, colleges and a leisure centre. It is also just a short walk from Newton Abbot town centre with its wide range of shops and amenities including a hospital, mainline railway station and bus station. For the commuter the A38 Devon Expressway to Plymouth and Exeter is approximately three miles away.

Accommodation: A part obscure-glazed entrance door leads to an entrance porch with obscure-glazed door to the hallway with stairs to the first floor. The lounge has a walk-in bay window to front and a feature tiled fireplace with inset gas fire. The dining room has a feature fireplace with gas fire, understairs storage cupboard, window and door to the kitchen which is fitted with a range of wall and base units with matching work surfaces, tiled splashback, inset single drainer sink unit, built-in double oven and hob, space for appliances, window and door to a utility/rear porch with space for appliances, tiled floor and door and window leading to the rear courtyard. The bathroom is fitted with a suite comprising panelled bath with mixer tap and shower attachment, low-level WC, pedestal wash basin, tiled walls and wall mounted convector heater.

On the first floor, the landing has a storage cupboard with wall mounted gas boiler and obscure glazed window. Bedroom one has a window to front and a range of fitted wardrobes. Bedrooms two and three both have windows to rear enjoying a pleasant outlook.

Outside: Outside to the rear there is an enclosed L-shaped courtyard which is brick paved with raised flower border and gate to rear.

Directions: From Newton Abbot take the A382 Exeter Road. Turn left off Highweek Street into Highweek Road (sign posted for Newton Abbot Leisure Centre). Turn left into Broadlands Ave. Turn left again into Brownhills Road. At the mini roundabout take the first exit into Coronation Road.



Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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		83 B
69-80	C		
55-68	D	64 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.