



Newton Abbot

- Video Walk-through Available
- End-Terraced Period House
- 4 Bedrooms
- 2 Reception Rooms
- Spacious Kitchen/Breakfast Room
- Bay Windows & Period Features
- Separate Utility Room
- Front Garden & Rear Courtyard
- Off Road Parking
- Close to Town Centre



ENERGY
RATING
C69

**Guide Price:
£315,000**
FREEHOLD



1 Southernhay, Newton Abbot, TQ12 1AX

A smartly presented, end-terraced period house offering well-proportioned accommodation and retaining some lovely period features such as ceiling roses and coving.

Situated in a sought-after and well-established location on the town centre side of Wolborough Hill, the property offers convenient access to the town centre with our offices around 500m walk and the town's mainline railway station around 800m walk.

Newton Abbot offers a vibrant town centre with excellent range of shops, businesses, restaurants, schools and much more.

The Accommodation:

Stepping inside, the accommodation enjoys plenty of natural light, has high-ceilinged rooms typical of the period and is decorated with attractive neutral tones. The ground floor features a spacious entrance hallway with handsome staircase and $\frac{3}{4}$ landing rising to the first floor and having storage cupboards below. A bay-windowed lounge overlooks the front and has a period style decorative fireplace, whilst a separate second reception room overlooks the rear. With 2 windows and a back door the kitchen/breakfast room has a selection of modern cabinets, integrated oven and hob and plenty of space for a good size table and chairs.

At first floor level are 4 bedrooms, the principal with bay window and a first-class modern bathroom with basin and WC. The property also benefits from a recently installed Honeywell 'Evohome' smart thermostat system.

Accessed externally is a most useful plumbed utility room with further access through this room to an under-croft basement, providing a practical storage space.

Outside:

Pretty front garden with paved area and lawn enclosed by stone walls and fencing. Rear paved area.

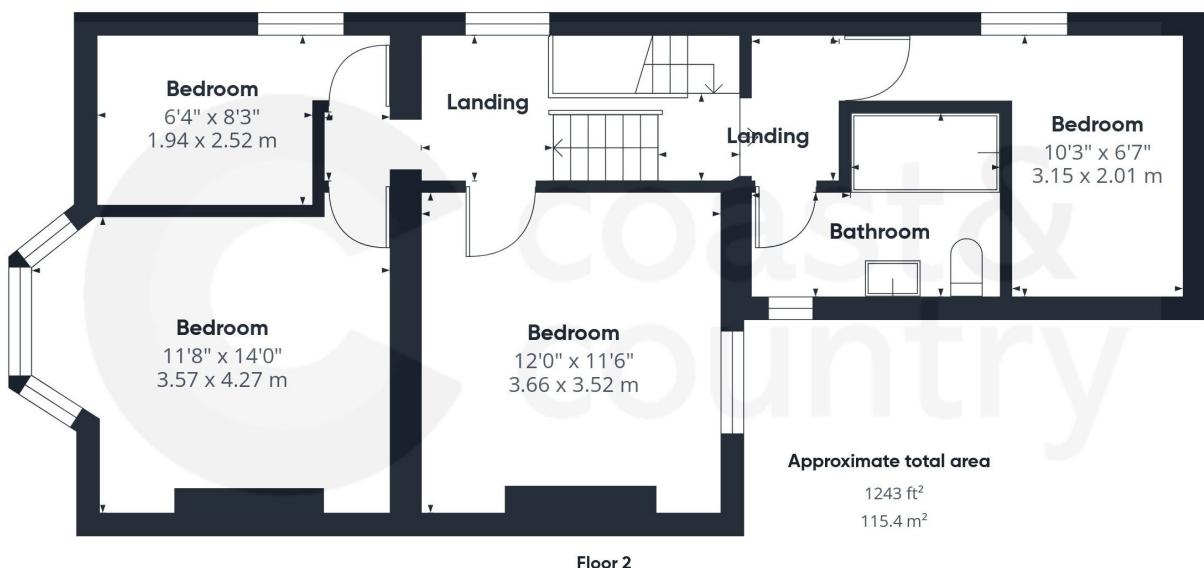
Parking:

Single off road space at the rear. The location also has a residents parking permit scheme for on-street parking through the local authority.

Directions:

From our office proceed up Devon Square to you reach Torquay Road. Go straight over into Albion Hill and the property will be found at the top of the road and is on the corner of Albion Hill and Southernhay





Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

Under-croft basement storage has reduced headroom.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		69 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.