



## Newton Abbot

2x  1x 

ENERGY  
RATING  
D68

- Video Walkthrough Available
- Victorian Terraced House
- 2 Double Bedrooms
- Lounge/Diner
- Modern Kitchen
- Family Bathroom
- Courtyard Gardens
- Convenient for Town Centre

**Guide Price:**  
**£190,000**  
FREEHOLD

# 10 George Street, Newton Abbot, TQ12 1HX

A smartly presented, Victorian terraced house with two double bedrooms presented in excellent order both internally and externally. The property is set in a cul-de-sac off Tudor Road and is just a short walk from the bustling high street of Newton Abbot, boasting a wide range of shops and amenities, also offering excellent transport links both via the railway and the A380 dual carriageway to Exeter and beyond.

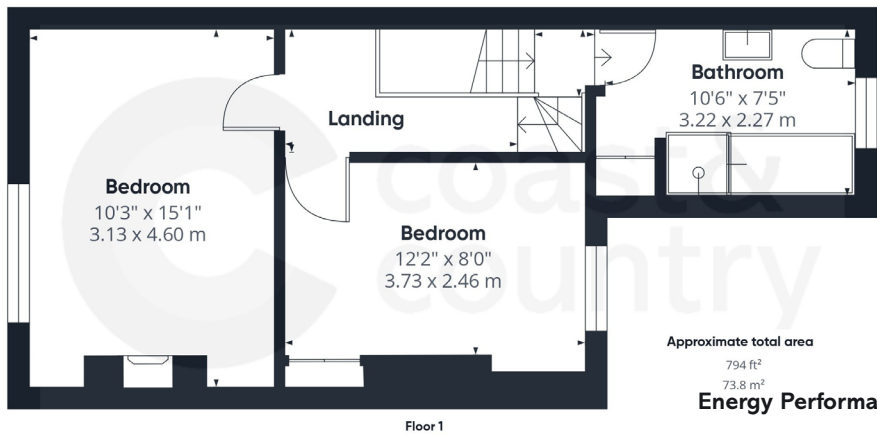
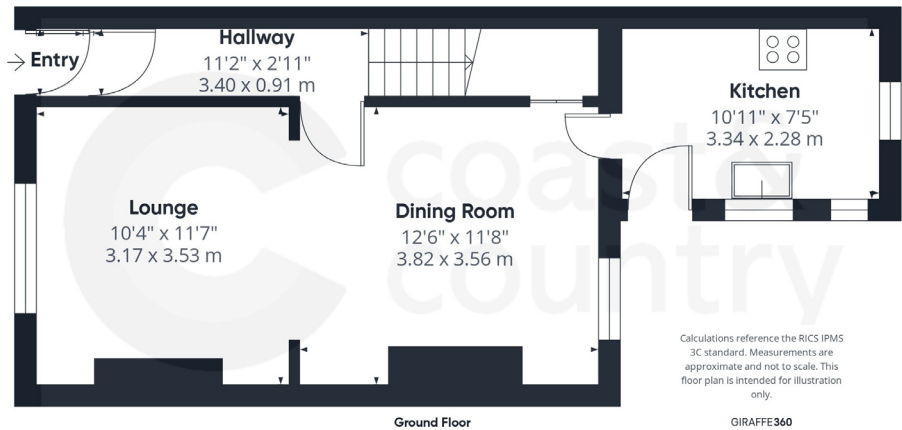
**Accommodation:** Entering the property via the front door you are first greeted by a useful porch area for coats, followed by an internal door which leads into the hallway. From the hallway you enter an open plan lounge/diner, originally two rooms now opened into one. The room has a wonderful cosy atmosphere, finished with light colours and benefits from a high ceiling. At the back of the property is the kitchen which has wooden worktops, a side door out to the rear courtyard, a wall mounted electric oven and separate electric hob with circulator above. Additionally, there is also space for a slimline dishwasher, washing machine and a fridge/freezer.

Upstairs to the rear is the family bathroom which is an excellent size with separate shower cubicle, bath, WC, sink, cupboard and heated towel rail. The second bedroom off the landing is a good-sized double with fitted wardrobe and the main bedroom is an excellent sized double bedroom with a feature fireplace and a large window

over-looking the front of the property. The home has gas central heating and offers double-glazed windows.

**Outside:** The front property has a low maintenance patio area, designed for easy living and perfect for potted shrubs. The enclosed rear courtyard is predominantly laid with patio slabs for easy upkeep, has a useful timber shed at the rear and a gate providing easy access to a communal lane which is managed by the local council.

**Parking:** The parking is on the road to the front of the property and is currently arranged on first come, first served basis.



### Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

The rear of this property was underpinned in 2020.

Floor Plans - For Illustrative Purposes Only

### Energy Performance Certificate:

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