



## Newton Abbot

2x 1x

ENERGY RATING D64

- Video Walk-Through Available
- Well-Proportioned Cottage
- 2 Bedrooms
- Open Plan Lounge/Diner
- Kitchen & Lean-to Porch/Utility
- Gas Central Heating & Double Glazing
- Convenient Location
- Ideal First Home

**Guide Price:**  
**£180,000**  
FREEHOLD

# 8 Cricketfield Road, Newton Abbot, TQ12 2AS

A two-bedroom period cottage conveniently situated on the level for all of the town centre's amenities and both the bus and railway stations. Both of the town's secondary schools are within walking distance, as is a wealth of shops including a large supermarket, several pubs and restaurants, the leisure centre and much more. The home is likely to appeal to a wide range of buyers including those looking for their first home, landlords, and anyone looking for a convenient location and well-proportioned accommodation.

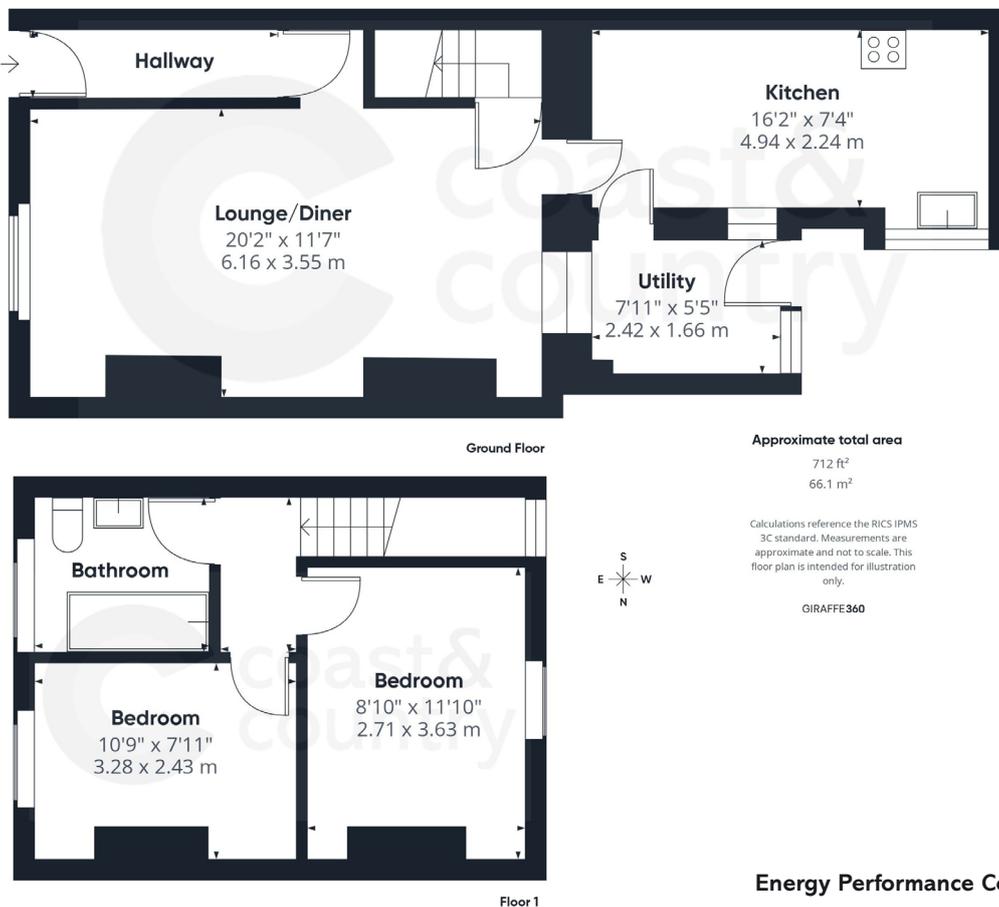
**Accommodation:** The ground floor offers well-proportioned living space, separate from outside by a long corridor. Originally two reception rooms, now opened up to create a light and airy lounge/diner with dual-aspect windows leading to a functional kitchen with lean-to style porch/plumbed utility off.

The first floor is accessed through a door in the lounge/diner and enclosed staircase. The main bedroom is to the rear of the property, whilst to the front are the second bedroom and family bathroom which features a white three-piece suite and wooden window seat. The second bedroom is a small double and would make an excellent home office. Gas central heating and double glazing are installed throughout.

**Outside:** To the front, the property is approached through a gate and small enclosed garden. To the rear is another modest but enclosed space suitable for alfresco dining with gate to the rear service lane and a useful store.

**Parking:** Resident permit parking is in operation, arranged through the local authority.

**Directions:** From the Coast & Country office continue down Queen Street and turn right on Albany Street, follow the road to the end and then continue straight into Cricketfield Road. The property can be found towards the far end of the terrace on the left.



## Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

This property is currently tenanted but is not being sold with a tenant in situ.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 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 are ± 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.