



Newton Abbot

2x 1x

ENERGY RATING D64

- Video Walk-Through Available
- Period Mid Terraced House
- Grade II Listed
- 2 Double Bedrooms
- Lounge With Feature Chimney Breast
- Modern Kitchen/Breakfast Room
- Ground Floor Bathroom
- No Onward Chain

Guide Price:
£200,000
FREEHOLD

137 East Street, Newton Abbot, TQ12 2LQ

A modernised and tastefully presented Grade II listed terraced home offering an abundance of charm and character situated in a convenient location. The deceptively spacious accommodation comprises two double bedrooms, lounge, kitchen/breakfast room, utility and bathroom/WC. Gas central heating and some double glazing are installed and outside there is a courtyard and generous sized garden along with residents permit parking available close by. Viewings come highly recommended to appreciate all this period home offers.

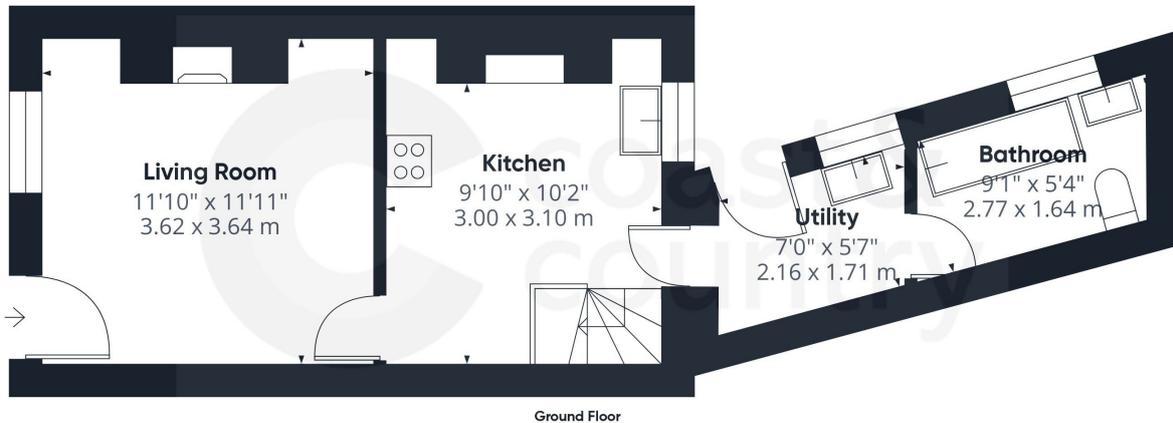
Newton Abbot is a popular market town, and East Street is conveniently situated just off the heart of the town centre, with its wide range of shops, businesses, restaurants and coffee shops. The property is also within walking distance of a school, local parks, the bus station and mainline railway station. The A380 dual carriageway linking Torbay and Exeter (M5 beyond) is approximately ¾ mile away.

Accommodation: A hardwood, multi obscure glazed entrance door leads to the lounge with secondary uPVC double-glazed window with outlook to front, feature chimney breast and door to the kitchen/breakfast room which is fitted with a modern range of blue fronted wall and base units with hardwood work surfaces, tile splashback, inset single drainer sink unit, built-in oven, hob and dishwasher with space for fridge/freezer, understairs storage cupboard, stairs to first floor, wood frame double-glazed window to rear and door to utility/rear porch with base unit, work surface, inset single drainer sink unit, plumbing for washing machine, tiled flooring, obscure double-glazed window and uPVC double-glazed door to the rear courtyard. The bathroom has a white suite comprising panelled bath with mixer tap, shower over, screen, tiling to surround, low-level WC, pedestal wash basin, storage cupboard and uPVC obscure double-glazed window.

Upstairs on the first floor the landing has access to loft. Bedroom one has a feature window with uPVC secondary double-glazed window and wardrobe recesses. Bedroom two also has a window with secondary uPVC double-glazed window and wardrobe recesses.

Outside: Outside to the front there is a path leading to the front door and gravelled front garden with shrub borders. The rear courtyard has a gate leading to the rear service lane with a further gate leading to a larger than average enclosed rear garden, being level and offering a degree of privacy predominantly gravelled with fencing to boundaries.

Directions: From the Penn Inn roundabout follow the signs for Totnes and the town centre, keeping on the left hand lane. Follow the road towards Totnes and the property can be found on the right just before the Sainsbury's local store.



Agents Notes:

Council Tax: Currently Band A

Tenure: Freehold

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

Neighbouring properties have a right of access across the rear service lane.

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 ± 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.

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		