



Newton Abbot

3x  1x 

ENERGY
RATING
TBC

- Video Walk-through Available
- Mature Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen & Breakfast Room

- Family Bathroom & Downstairs WC
- Front & Rear Gardens
- Driveway & Detached Garage
- Lots Of Potential For Modernisation
- Cul De Sac Location

Guide Price:
£300,000
FREEHOLD

8 Paynsford Road, Newton Abbot, TQ12 2PS



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

8 Paynsford Road, Newton Abbot, TQ12 2PS

A mature bay windowed semi-detached house in a highly sought-after and convenient cul de sac location. Thought to have been in the same family ownership for the last 92 years the property has clearly been loved and cherished over the years and is clean and tidy throughout but does now offer potential for a degree of updating and modernisation. Current benefits do include double glazed windows and a gas central heating system with combination boiler.

Paynsford Road is situated on the Knowles Hill which is widely regarded as one of the areas premier locations. The clock tower in the town centre with its extensive range of shops, businesses, restaurants, bars and coffee shops is around half a mile away. The main line railway station is just under a mile away on foot and both primary and secondary schools as well as the local leisure centre with its large swimming pool are even closer.

The Accommodation:

Stepping inside the property has a traditional layout with the ground floor hallway having the stairs to the first floor and a useful ground floor WC off. There are 2 separate reception rooms, and a small breakfast room leading through to the kitchen with a selection of cabinets and sink unit. There is a rear porch opening to the garden. On the first floor are 3 bedrooms and a bathroom with a free-standing bath and separate shower cabinet.

Parking:

The property benefits from a detached garage and gated driveway providing off-road parking.

Gardens:

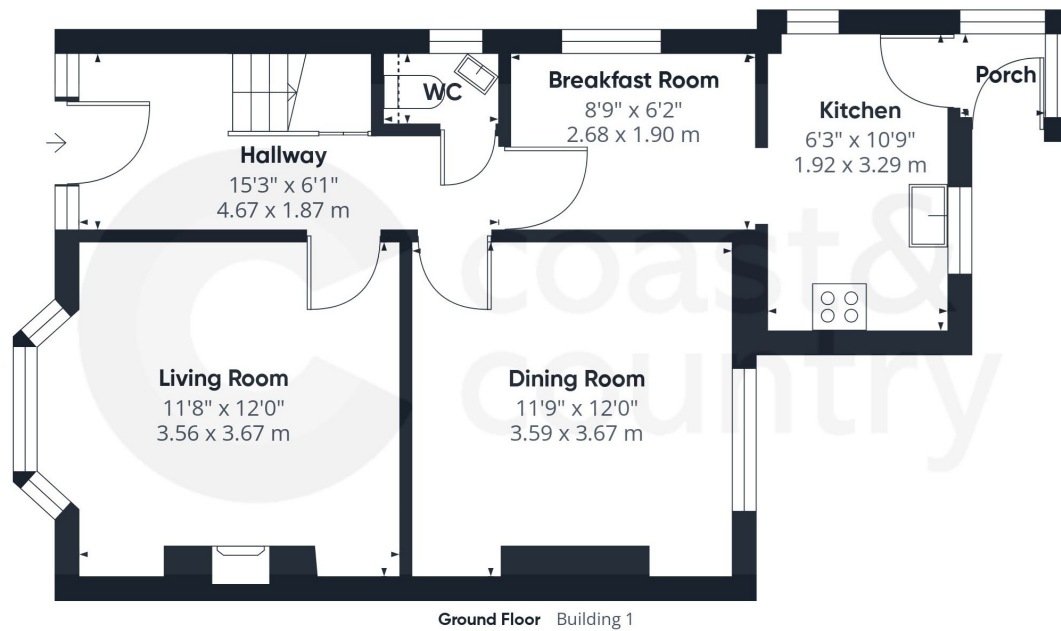
To the front, the property has a lawned area edged with flower beds which runs adjacent to the driveway. To the rear, the house has a lovely established and fully enclosed garden comprising brick paved area, paved path which runs the length of the garden with lawned sections either side leading to a delightful summerhouse.

Directions:

From Newton abbot train station head into the town centre along Queen Street. At the junction next to the war memorial turn right onto The Avenue. Follow the road and at the roundabout take the second exit into Jetty Marsh Road. At the the next the next roundabout take the first exit and at the next roundabout the first exit again. At the next roundabout take the first exit and then the first left and then immediately left again into Old Exeter Road. Continue and the road becomes Knowles Hill Road, Paynsford Road is the first right and the property can be found on the right.



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Approximate total area⁽¹⁾

1081 ft²
100.2 m²

Reduced headroom

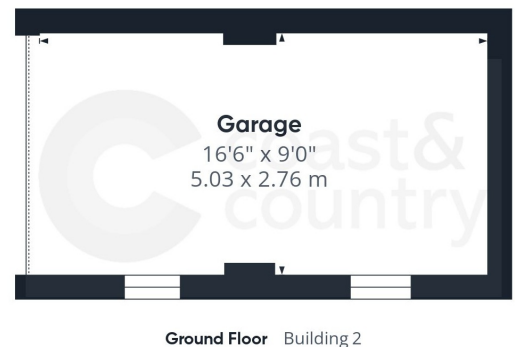
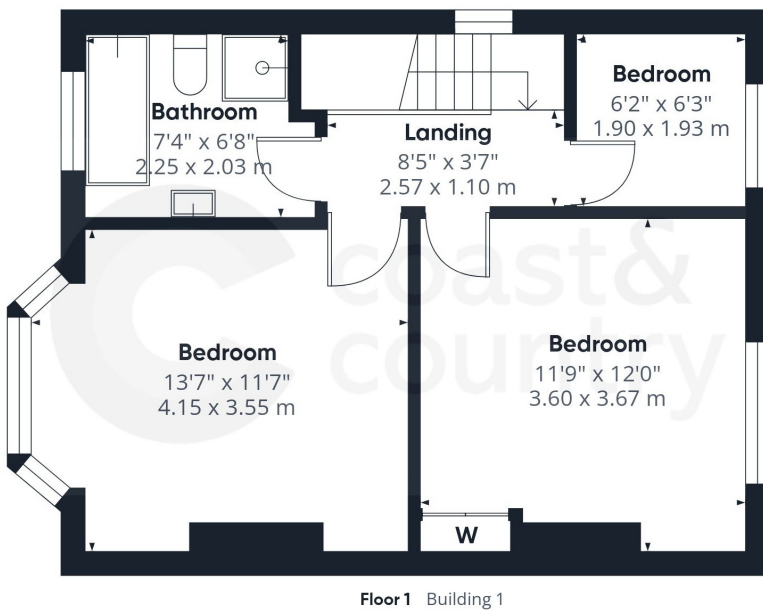
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

This property is subject to a grant of probate.

Energy Performance Certificate:

The EPC for this property has been ordered and will be added as soon as it is available.

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 \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.