



## Newton Abbot

3x 1x

ENERGY RATING C76

- Video Walk-Through Available
- No Upward Chain
- Smart Mid-Terraced House
- 3 Bedrooms
- Modern Kitchen & Bathroom
- Popular Residential Location
- Front & Rear Gardens
- Ideal First or Family Home

**Guide Price:**  
**£230,000**  
FREEHOLD

# 8 Chichester Way, Newton Abbot, TQ12 4HP

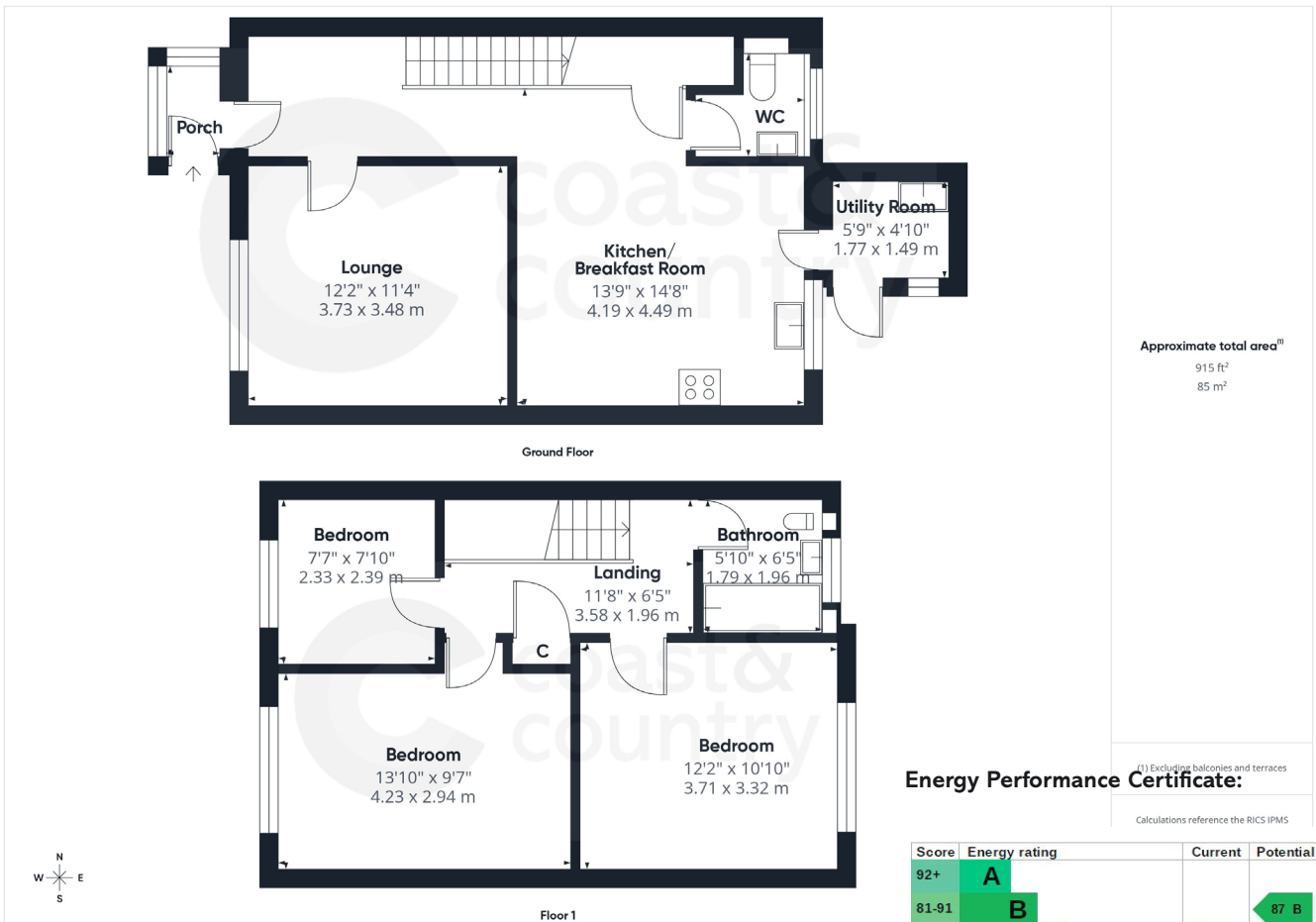
Chichester Way is situated within Buckland which is a popular and established residential area. Local amenities include a convenience store, primary school and a small parade of shops. Newton Abbot town centre is approximately 1 mile away and offers a wide range of shopping, business and leisure facilities. For the commuter the property is convenient for the A380 linking Torbay and Exeter (M5 beyond), a timetabled bus route and the mainline railway station.

**Accommodation:** A UPVC part double glazed entrance door leads to the entrance porch with UPVC double glazed windows to front and side and a part glazed door to the entrance hallway with laminate flooring and stairs to first floor. The lounge has a UPVC double glazed window enjoying a pleasant outlook over the front garden and open lawned area, vertical radiator and media wall. The kitchen/breakfast room is a bright, light and airy room which has been re-fitted with a modern range of wall and base units with work surfaces, tiled splashback, inset single drainer sink unit, built-in oven and hob and a island/breakfast bar with cupboards under, further cupboard housing wall mounted gas boiler, vertical radiator, understairs storage cupboard, UPVC double glazed window to rear and part glazed door to utility/rear porch with matching base unit, worksurface and tiled surround with circular sink unit and space for appliances, UPVC double glazed window and door to outside. There is also a cloakroom/wc with low level wc, wash basin and double glazed window. Upstairs on the first floor the landing has a storage cupboard with slated shelving and access to loft. Bedrooms one and three both have UPVC double glazed windows to front enjoying a pleasant outlook

with views towards Wolborough Hill. Bedroom three has a UPVC double glazed window to front and the bathroom has been re-fitted with a white suite comprising panelled bath with mixer tap/shower attachment, screen and panelling to surround, vanity wash basin, low-level WC with concealed system, heated towel rail and UPVC obscure double glazed window.

**Outside:** Outside to the front there is a path leading front door and the front garden has been landscaped for ease of maintenance with bark chippings, paving and hedging to front boundary. The rear garden has a small lawned area with shrubs, path and gate to rear access.

**Directions:** From the Penn Inn roundabout take the Combeinteignhead exit. Keep in the middle lane and continue straight ahead at the traffic lights up Shaldon Hill. At the brow of the hill turn left into Haytor Drive. Continue along the road as it becomes Drake Road and then Chichester Way and the property can be found on the left.



## Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

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.