



Newton Abbot

2x  1x 

ENERGY
RATING
C70

- Video Walk-Through Available
- Victorian Semi-Detached House
- 2 Double Bedrooms
- Lounge With Bay Window
- Kitchen With Wall & Base Units
- Dining Room
- Period Fireplaces
- Enclosed Courtyard Garden
- Residents On Street Permit Parking
- Central Location

Guide Price:
£200,000
FREEHOLD

27 King Street, Newton Abbot, TQ12 2LG

A spacious, Victorian, two double bedroom, semi-detached house situated just off the town centre. The accommodation also includes two reception rooms and a generous sized kitchen and bath/shower room. Gas central heating and double glazing are installed and outside there is an enclosed courtyard and residents on street permit parking. Viewings come highly recommended to appreciate the spacious accommodation and convenient location.

Newton Abbot is a popular market town and King 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 uPVC, part obscure, double-glazed entrance door and porch with a multi-glazed door leads to the entrance hallway with stairs to first floor. The lounge has a walk-in bay with three double-glazed windows to front. There is a separate dining room with double-glazed window to rear and opening to the kitchen with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in oven and hob, space for appliances, wall mounted gas boiler, double-glazed windows to side and rear and part obscure, glazed door to outside.

Upstairs on the first floor the landing has a large storage cupboard and access to loft. Bedroom one has a walk-in bay with three double-glazed windows to front and a feature fireplace. Bedroom two also has a feature fireplace and double-glazed window to rear. The bath/shower room has a panelled bath, separate shower cubicle, low-level WC, pedestal wash basin, heated towel rail, feature fireplace and

double-glazed window.

Outside:

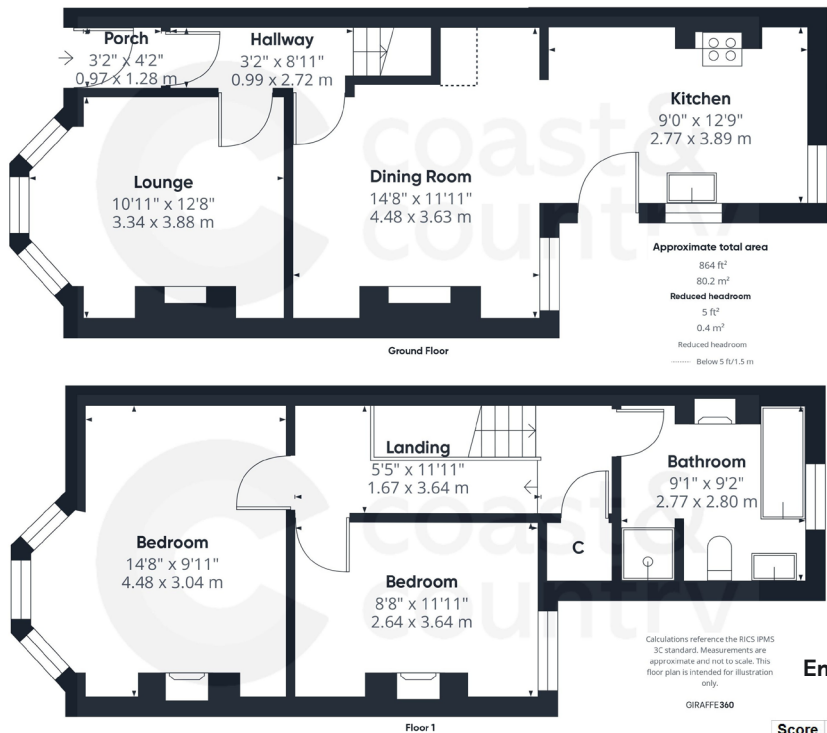
Outside to the front there is a gate and path to front door. A further gate and path lead to the rear courtyard which is L-shaped and enclosed.

Parking:

Residents on street permit parking is available.

Directions:

Walking from the Coast and Country office located on Queen Street, head towards the town centre and King Street is the third turning on the left. There, the property can be found on the left hand side.



Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes:

Council Tax: Currently Band C
Tenure: Freehold
Mains gas. Mains electricity. Mains water. Mains drainage.

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.