



## Newton Abbot

2x  1x 

ENERGY  
RATING  
D61

- Virtual Tour Available
- Period Terraced House
- 2 Double Bedrooms
- Open Plan Lounge/Diner
- First Floor Bathroom
- Resident Permit Parking
- Enclosed Courtyard Garden
- Ideal First Home

**Guide Price:**  
**£190,000**  
FREEHOLD

# 16 Salisbury Road, Newton Abbot, Devon, TQ12 2DF

Salisbury Road is a sought-after address within the town due to its level location and easy reach of the town centre and all amenities. Also close by is Osborne Park and the renowned Quay where pleasant walks can be enjoyed. This two-bedroom Victorian terraced house offers spacious accommodation with a light and airy lounge/dining room, kitchen, two double bedrooms and a spacious bathroom. The majority of the windows are double glazed and the property benefits from gas central heating. There is an easy to manage paved and decked courtyard garden and a residents' permit parking scheme operates in the road. Internal viewings are a must to appreciate the location and accommodation on offer and demand for this lovely home is expected to be high as a first purchase, family home or investment for letting.

Salisbury Road is in a level and central position just off the town centre. Newton Abbot itself offers a wide range of shopping and leisure facilities including a vibrant high street, supermarkets, coffee shops and restaurants, schools, a hospital, leisure centre and various parks. The property is a short, level walk from both the mainline train station and bus station and for the commuter there is good access to the A380 linking Torbay and Exeter (M5 beyond).

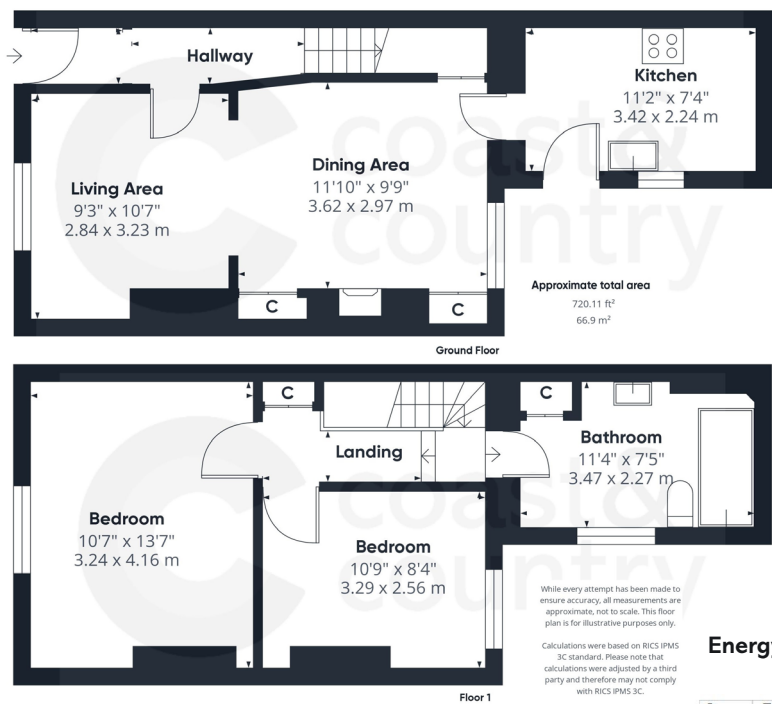
**Accommodation:** A UPVC part obscure double glazed door leads to the entrance hallway with stairs to first floor and door to the lounge/dining room. The lounge has a window to front and archway to dining room with feature fireplace, storage cupboards to either side, under stairs cupboard, window to rear and door to 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, window and door leading to rear courtyard.

Upstairs on the first floor the landing has a storage cupboard and bedroom one has a window to rear and range of built-in wardrobes. Bedroom two has a window to rear and access to loft. The bathroom has a suite comprising panelled bath, low-level WC, pedestal wash basin, cupboard with shelving, wall mounted gas boiler and obscure glazed window.

**Outside:** Outside there is an enclosed courtyard garden with paved patio, raised decked terrace and gate to rear service lane.

**Parking:** Residents' permit parking scheme operates in the road.

**Directions:** From Newton Abbot's Penn Inn Roundabout, take the Newton Abbot exit, following signs for the town centre. Bear right onto the B3195 (Station Road) and pass the railway station on your right hand side. At the junction, turn right onto The Avenue and take the second right into St Johns Street, then the first left into Salisbury Road.



## Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 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  $\pm$  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.