



Newton Abbot

3x  1x 

ENERGY
RATING
TBC

- Video Walk-through Available
- Smart Mid-Terraced House
- 3 Double Bedrooms
- 2 Reception Rooms
- Modern Kitchen & Separate Utility

- First Floor Bathroom
- Paved and Lawned Rear Garden
- Beautifully Presented Throughout
- Convenient for Town and Mainline Railway Station

Guide Price:
£260,000
FREEHOLD

54 The Avenue, Newton Abbot, TQ12 2BY



1000s of homes sold in Teignbridge

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

54 The Avenue, Newton Abbot, TQ12 2BY

A superb Victorian stone fronted mid terraced house situated in a level and central location a short distance from the town centre. The property has been tastefully modernised and is attractively presented throughout boasting many period features including fireplaces, picture rails. The deceptively spacious accommodation includes three double bedrooms, two reception rooms, a light and airy kitchen/breakfast room, utility room and bathroom/WC. Gas central heating and double glazing are installed and outside there is an easy to maintain paved and lawned garden. This beautiful home will appeal to a wide range of buyers seeking a spacious family home in show home condition and internal viewings come highly recommended.

The Avenue is a tree lined road situated in a level and central location within the popular market town of Newton Abbot which offers an extensive range of shopping and leisure facilities. Osborne Park and The Town Quay are within a short walk. Newton Abbot has a mainline railway station and there is good access to Exeter and Torquay via the A380. The coastal resort of Teignmouth and Dartmoor National Park are within a 20-minute drive.

The Accommodation:

A composite part obscure double glazed entrance door leads to the entrance porch with decorative multi glazed hardwood door to the hallway with stairs to first floor and panelled door to the lounge with a feature fireplace and secondary double glazed sash window with outlook to front, picture rail and coved ceiling. The dining room also has a feature fireplace, understairs storage cupboard, sash window and leads to the kitchen/breakfast room which is extensively fitted with a modern range of wall and base units with solid wood work surfaces and matching splashback, inset single drainer sink unit, built-in oven and hob and spaces for fridge freezer and dishwasher. This is a bright and airy room with two double glazed windows to side, two further windows to rear and door to the utility/rear porch which has plumbing for washing machine, space for tumble dryer, atrium style skylight, window and door to outside.

Upstairs on the first floor the landing has access to loft and a storage cupboard housing wall mounted gas boiler and shelving. Bedroom one has two tilt and turn windows to front. Bedroom two has a feature fireplace, part wood panelled walls to dado level and a tilt and turn window. Bedroom three has a feature fireplace and two windows to side and

the bathroom has a white suite comprising tiled panelled bath with shower over, screen and tiling to surround, low-level WC, pedestal wash basin and heated towel rail.

Parking:

Residents' permit parking through the local authority.

Gardens:

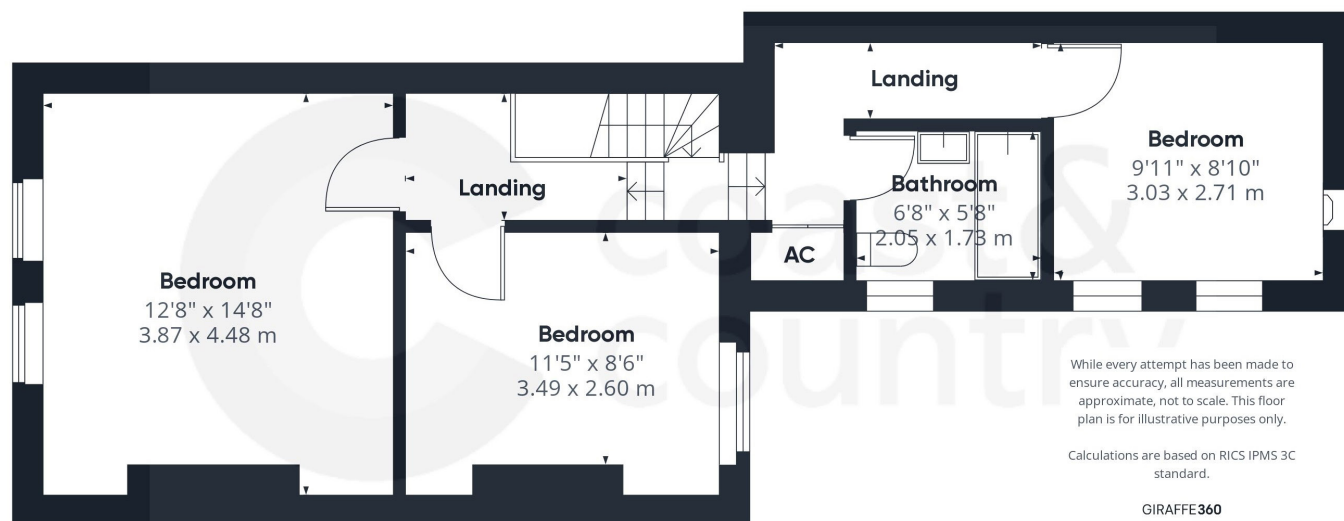
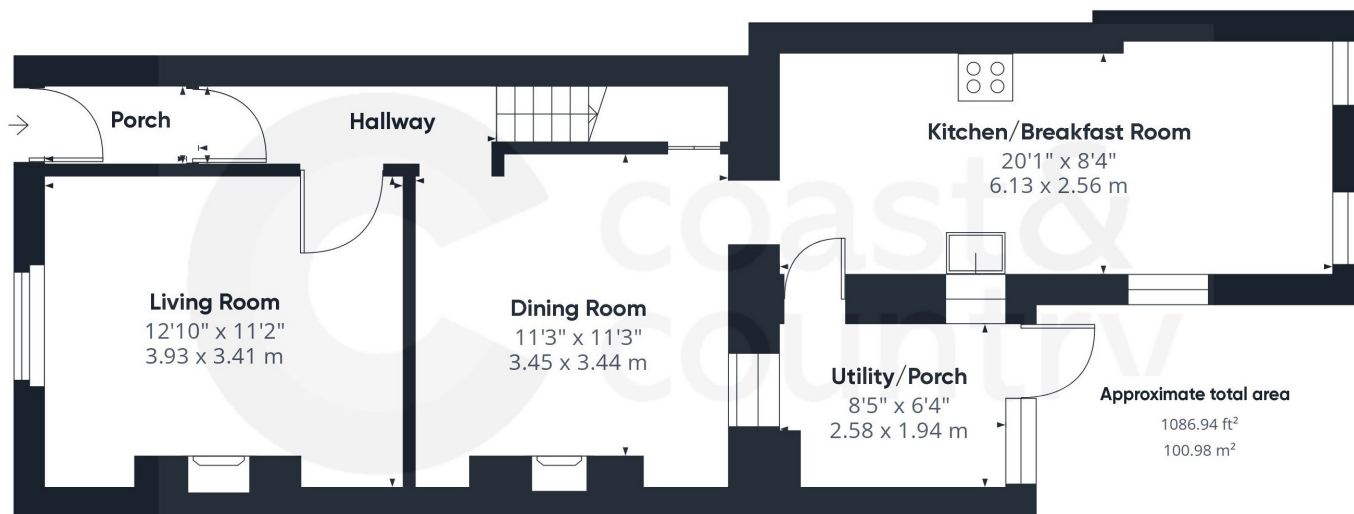
Outside to the front there is a gate and brick paved path leading to the front door and gravelled area for ease of maintenance. The rear garden is enclosed and has a crazy paved patio area, gravelled border and level lawn with timber sleepers, shrub borders and timber shed with gate to rear access lane behind.

Directions:

From Newton Abbot railway station, follow the main road towards the town. At the junction, turn right onto The Avenue and follow the road around. The property can be found on the right between the turnings to St Johns Street and Templers Road.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

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.