



Newton Abbot

2x  1x 

ENERGY
RATING
D59

- Virtual Tour Available
- Period Terraced House
- 2 Bedrooms
- Open Plan Lounge/Diner
- Kitchen & Shower Room
- Ground Floor WC & Utility
- Home for Improvement
- Resident Permit Parking

Guide Price:
£160,000
FREEHOLD

23 Lemon Road, Newton Abbot, TQ12 2BA

In need of modernisation, this two-bedroom mid-terraced house is situated just off the town centre. The property has gas central heating with a modern boiler and is mainly uPVC double glazed. Outside there is a small courtyard.

The property is conveniently 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. 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.

Accommodation: A uPVC part obscure double glazed entrance door leads to an open plan lounge/dining room. The lounge area has a feature fireplace with ornate woodburning stove and window. The dining area has a range of built-in cupboards, stairs leading to first floor and window to rear. The kitchen has a basic range of wall and base units with rolled edge worksurfaces, sink, space for appliances, window and door to outside. From the kitchen a folding door leads to a utility/cloakroom with low level WC, wash basin, wall mounted gas boiler and window.

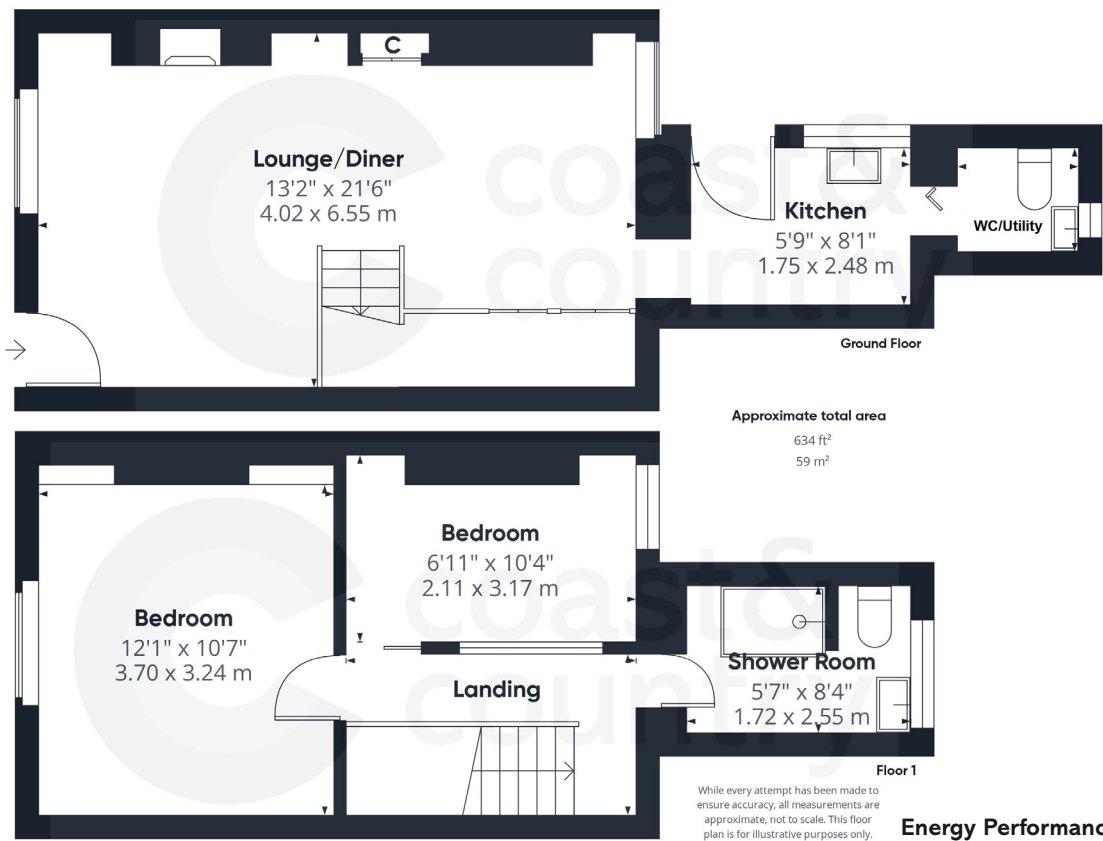
Upstairs on the first floor the landing has access to loft. Bedroom one has a window to front and recessed alcoves. Bedroom two has a

window to rear and the shower room has a shower cubicle, low-level WC, pedestal wash basin, heated towel rail, tiled walls and window.

Outside: Outside, there is a small courtyard with outside store and gate giving access with right of way across neighbouring property to Lemon Place.

Parking: Resident permit parking scheme.

Directions: Outside, there is a small courtyard with outside store and gate giving access with right of way across neighbouring property to Lemon Place.



Agents Notes:

Council Tax: Currently Band A

Tenure: Freehold

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

We cannot find reference to a valid HETAS certificate for the wood burner.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 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.