



Newton Abbot

3x  1x 

ENERGY
RATING
D56

- Video Walk-through Available
- No Upward Chain
- Mature Detached Bungalow
- 2 Bedrooms
- Renovation Project
- Double Garage
- Driveway Parking
- Generous Plot
- Much Potential
- Lapsed Planning for Building Plot

Guide Price:
OIEO £300,000
FREEHOLD

25 Totnes Road, Newton Abbot, TQ12 1LU



1000s of homes sold in Teignbridge

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

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A mature detached bungalow for improvement with much potential for enlargement and previously having planning permission for an additional dwelling within the garden, granted in 2003 but now lapsed. The property is located around half a mile from Newton Abbot's vibrant and well served town centre with its excellent range of shops businesses cafes and restaurants. Just a stone's throw away is Bakers Park and also the grounds of the National Trust's Bradley Manor, open to the public all year round with beautiful riverside walks through ancient woodlands.

The Accommodation:

Stepping inside, the accommodation benefits from a gas central heating system with modern boiler. Being on one level the accommodation offers a degree of versatility. An internal vestibule opens into a spacious reception hallway. There are four rooms off the hall previously used as 2 reception rooms and 2 double bedrooms. The kitchen is a blank canvas and in need of fitting out, off which is a rear lobby with back door and door to a separate WC. Completing the picture is a family bathroom with white suite.

Gardens & Parking:

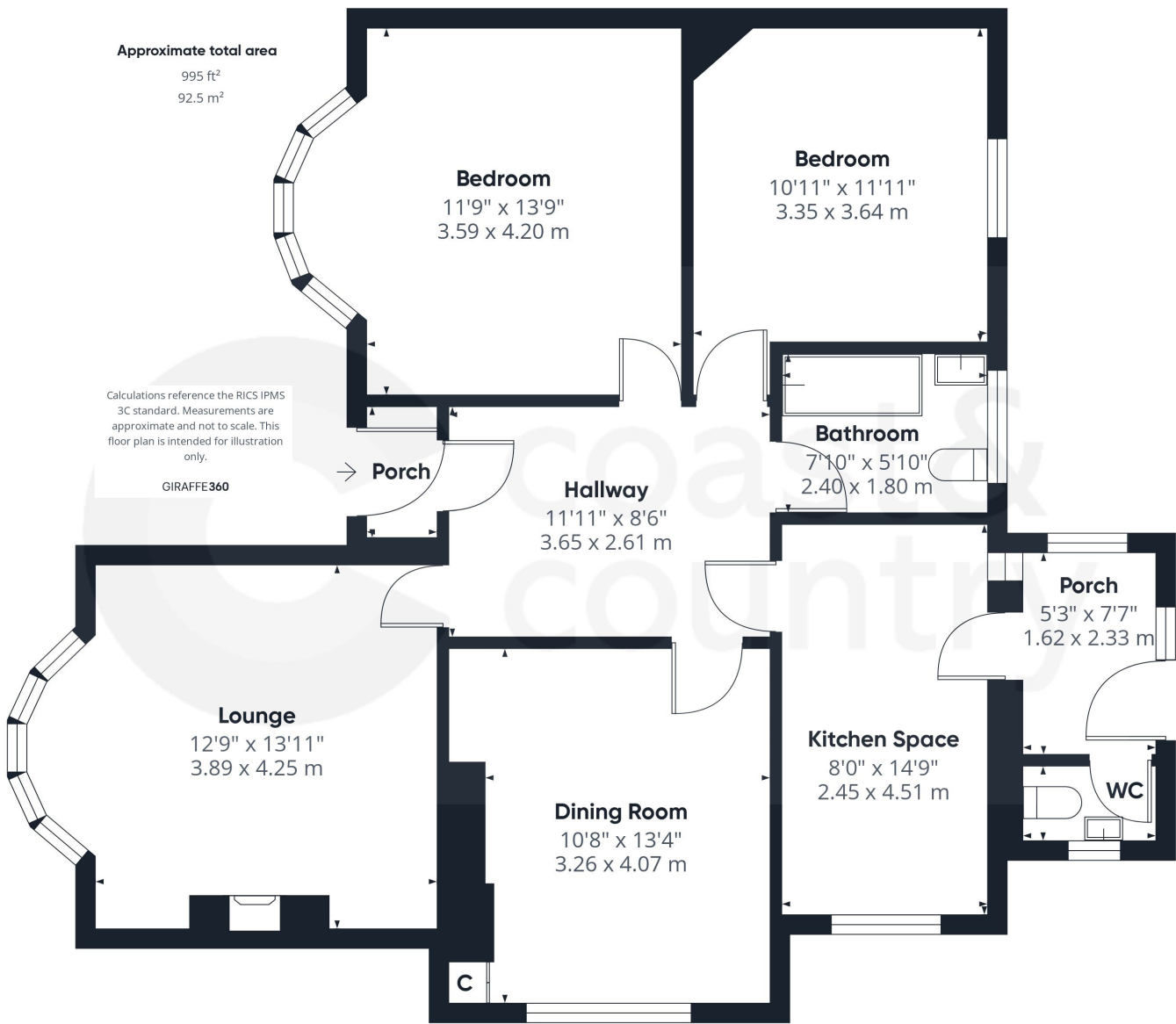
The bungalow stands centrally on a privately enclosed plot with mature gardens on all four sides. Pedestrian access is from Totnes Road whilst at the rear in Old Totnes Road is vehicular access onto a private driveway providing plenty of parking and access to a large detached double garage.

Directions:

From Newton Abbot town centre take the A381 Wolborough Street towards Totnes. Just after Bakers Park take the left hand fork into Old Tones Road and the rear access to the property will be found on the right.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

Applicants requiring finance should consider that there is no kitchen when applying for mortgage finance.

Lapsed planning permission (Teignbridge District Council) ref: 02/03624/FUL

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 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.