



Milber, Newton Abbot

4x  1x 

ENERGY
RATING
D58

- Video Walk-through Available
- No Upward Chain
- Spacious Detached House
- 4 Bedrooms
- 2 Generous Reception Rooms

- Detached Double Garage
- Driveway Parking
- Front and Rear Gardens
- Sought-After Address
- Much Potential

Guide Price:
£425,000
FREEHOLD

19 Beechwood Avenue, Newton Abbot, TQ12 4LJ



1000s of homes sold in Teignbridge

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

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An individual detached house thought to date from the 1930s, situated in a highly-regarded location. In the same ownership for over 40 years, the property offers well-proportioned accommodation with plenty of natural light. Clearly loved and cherished over the years, the house offers much potential for new owners to put their own stamp on an attractive home.

Standing on a lovely established plot the home has a privately enclosed rear garden with colourful planting and well-kept lawn. At one side, a driveway provides plenty of parking and leads up to a detached double garage with remote electric door.

Beechwood Avenue is situated within the sought-after Milber area of Newton Abbot. The town centre is just over a mile away which offers a comprehensive selection of shops, businesses, restaurants and mainline railway station.

The Accommodation:

Stepping inside the property has a centrally positioned hallway with the stairs rising to the first floor. There are two separate reception rooms both with bay windows enjoying an open aspect to the front. At the rear is the good size eat in kitchen with comprehensive range of cabinets. A rear lobby has a walk-in storage cupboard, door to the outside and a handy WC off.

On the first floor are four bedrooms and a family bathroom with modern white suite.

Parking:

Driveway and detached double garage with electric door.

Gardens:

Lovely established plot with privately enclosed rear garden.

Directions:

From Newton Abbot town centre head towards the Penn Inn roundabout. Take the second exit for Shaldon and keep in the right hand lane. At the traffic lights turn right in to St Marychurch Road and then first right in to Pinewood Road. Take the first left into Silverwood Avenue then first left again into Rowantree Road. Beechwood Avenue is first turning on the right with number 19 situated along on the left.



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Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 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 ± 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.