



Newton Abbot

3x  1x 

ENERGY
RATING
D63

- Virtual Tour Available
- Period Terraced House
- 3 Bedrooms
- Dual-Aspect Lounge/Diner
- Modern Kitchen and Shower Room
- Low Maintenance Outside Space
- On Street Parking
- Convenient for Schools and Amenities

Guide Price:
£215,000
FREEHOLD

4 Netley Road, Newton Abbot, TQ12 2NG

A beautifully presented three-bedroom mid-terraced turn of the century home situated in the popular cul-de-sac of Netley Road. The property has been recently refurbished to a high standard and would be the perfect home for first time buyers, young families or investors.

Accommodation:

Generally traditional in layout, the sitting and dining rooms have been combined and partially open plan to the entrance hallway for contemporary living. The kitchen is galley-style and has been very recently fitted with stylish, high-gloss, handleless white cabinets, sink, oven, hob and hood and space for appliances. An equally contemporary, fully-tiled bathroom is accessed off the kitchen, as is a very useful utility space/store leading to the rear courtyard. Upstairs there are three bedrooms, all of which are of a good size; two are doubles and to the rear is an excellent sized single or small double. The property is fully double glazed (sash-style to the front) and benefits from gas central heating.

Outside:

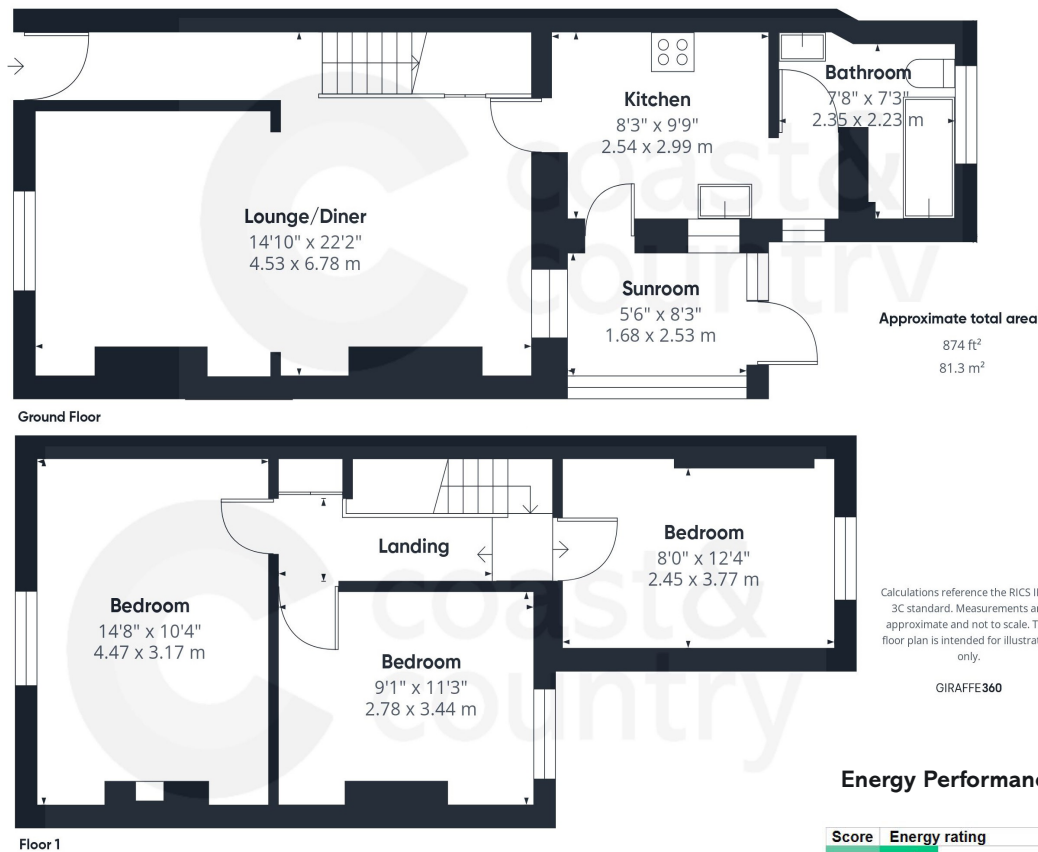
A small area of hardstanding to the front of the property sets the home back from the road and is ideal for potted plants or a bistro-style table and chairs. To the rear is a courtyard garden which has been partially decked to create an attractive seating area. A gate leads to the rear service lane (pedestrian only).

Parking:

There is on street parking available on a first come first serve basis.

Directions:

From the Coast & Country Queen Street office follow the one way system. Turn right by Lemon Jelli into Albany Street. Continue straight ahead into Cricketfield Road. At the traffic lights turn left onto B3195 Halcyon Road. At the next lights turn right into Abbotsbury Road. Follow the road until the end and take a right into Old Exeter Road. Continue right into Old Exeter Road. Take the next right into Netley Road where the property can be found.



Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

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	63 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.