



## Newton Abbot

2x  1x 

ENERGY  
RATING  
C79

- Video Walk-through Available
- Modern End-Terraced House
- 2 Double Bedrooms
- Kitchen and Lounge/Diner
- Family Bathroom and Additional WC

- Enclosed, Level Garden
- Parking Space
- Convenient for Town Centre
- Tucked-Away Position
- Beautifully-Presented Throughout

**Guide Price:**

**£220,000**

Leasehold & Freehold

## 22 George Street, Newton Abbot, TQ12 1HX



1000s of homes sold in Teignbridge

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

## 22 George Street, Newton Abbot, TQ12 1HX

A superb modern end terraced house in a tucked away cul-de-sac position within easy reach of the town centre. Smartly presented the property has the benefit of an allocated off-road parking space and also a permit for visitor parking. The rear garden is a real feature of the house being level and privately enclosed, a paved terrace providing a lovely summer dining area with lawn and colourful planting also.

George Street is situated around 300m walk from the clock tower in Newton Abbot's well-served and vibrant town centre with its excellent range of shops businesses, restaurants, bars and cafes.

### **The Accommodation:**

The accommodation is well planned and surprisingly roomy and particularly light and airy. An entrance hallway has the stairs to the first floor and a useful cloakroom with WC and basin off. An L-shaped living room is double-aspect with a window to the front and doors to the rear garden. A square shaped kitchen has a selection of sleek high gloss cabinets and an integrated oven and hob.

On the first floor a part-galleried landing has a deep linen/storage cupboard off and provides access to two good size double bedrooms, which are both double-aspect, and a well-appointed bathroom with shower over the bath, WC and basin.

### **Parking:**

Allocated parking space at the rear. Visitor permit parking.

### **Gardens:**

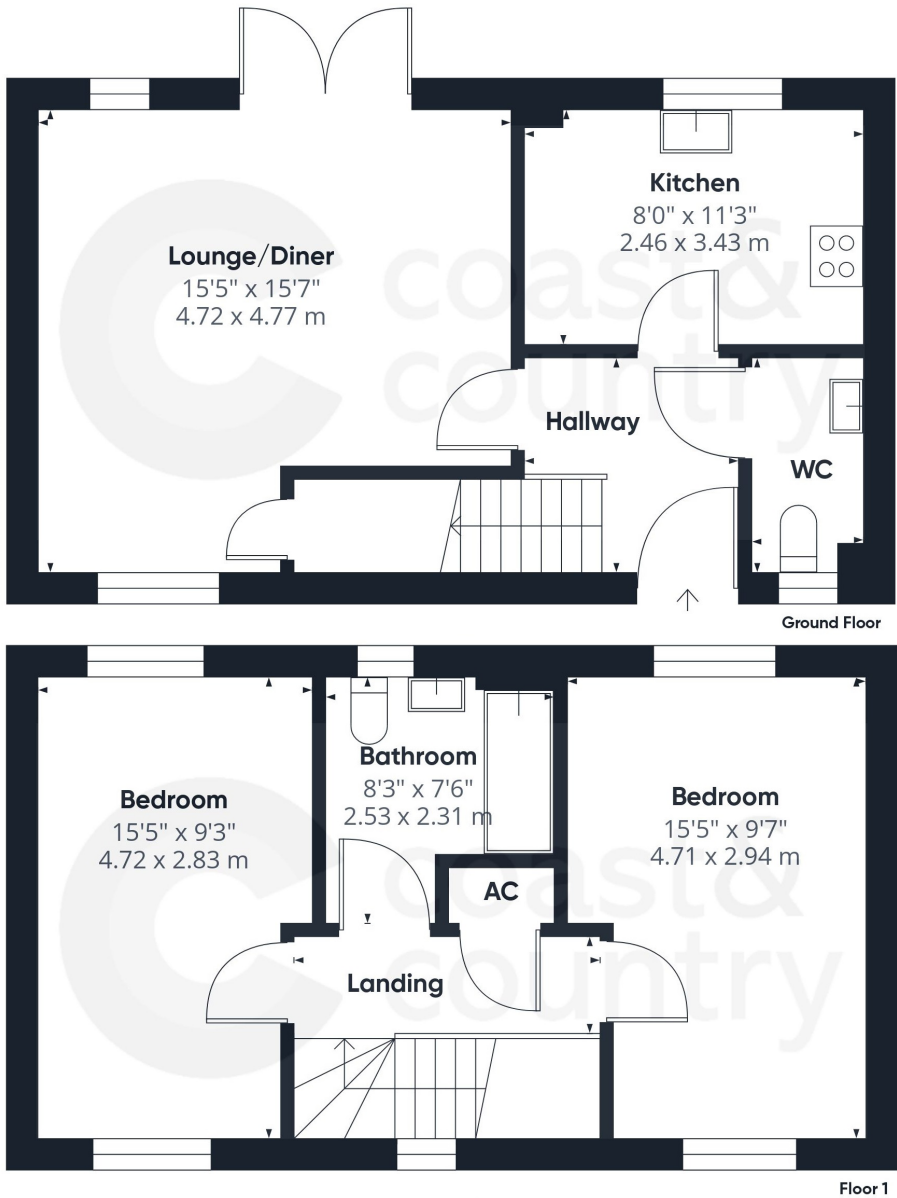
Lovely enclosed rear garden with pedestrian access gate, paved terrace and lawn.

### **Directional Note:**

George Street is accessed off Tudor Road (which is off East Street/A381) via a left turn as you face up the hill.



# 22 George Street, Newton Abbot, TQ12 1HX



Approximate total area  
781 ft<sup>2</sup>  
72.6 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
GIRAFFE360

**Agents Notes:**  
Council Tax: Currently Band C  
Tenure: Freehold  
Service Charge: Currently £170 per annum  
Review Period: Annually  
Mains water. Mains drainage. Mains gas. Mains electricity.  
The property is on a 125 year lease, however the freehold is included within the sale.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 91 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | 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.