



Newton Abbot

2x  1x 

ENERGY
RATING
D59

- Virtual Tour Available
- Spacious Maisonette
- 2 Double Bedrooms
- Sitting Room & Kitchen/Breakfast Rm
- Decked Roof Terrace
- Town Centre Location
- Ideal First Home
- Period Features

Guide Price:
£140,000
LEASEHOLD

Maisonette, 26 Courtenay Street, Newton Abbot, TQ12 2DT - Draft

A spacious maisonette situated over the first and second floor which is situated in a convenient location within the town centre. The accommodation has its own private entrance, two double bedrooms, sitting room, kitchen and bathroom/WC. Upvc double glazing is installed and outside there is a decked roof terrace. The property will appeal to a wide range of buyers and would make an ideal first purchase.

The property is conveniently situated in a tucked away location within the town centre of this popular market town, 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.

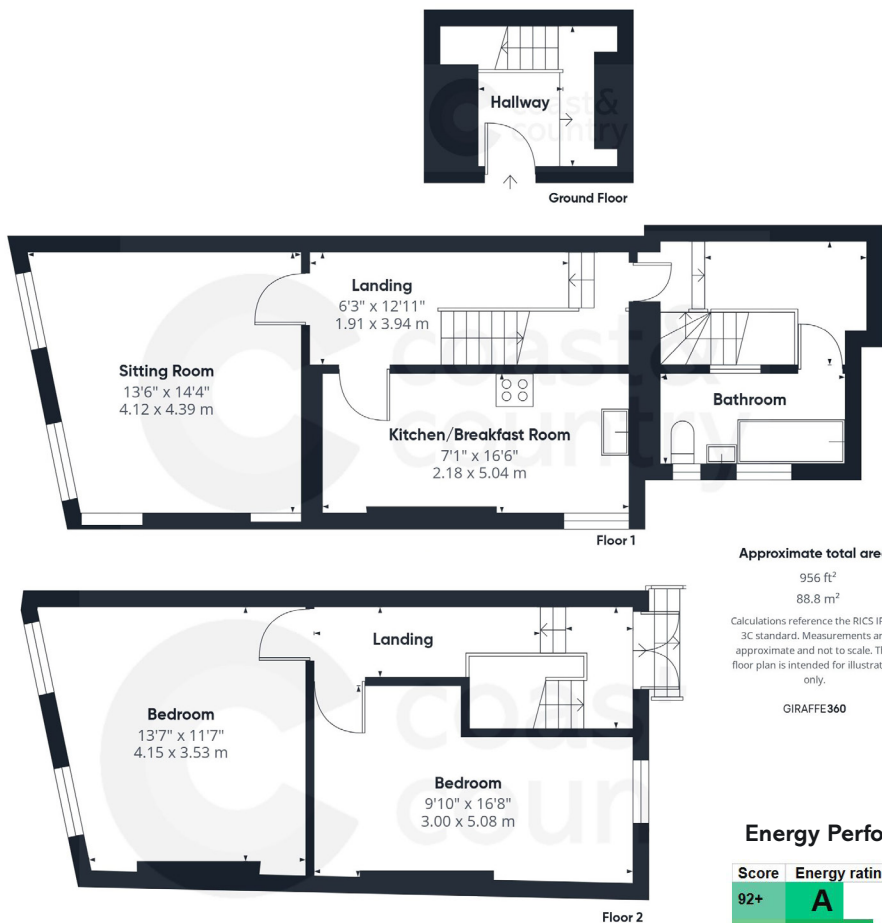
The coastal resort of Teignmouth and Dartmoor National Park are within a 20-minute drive.

Accommodation: A UPVC part obscure double glazed entrance door leads into the entrance hallway with stairs to first floor. The landing has stairs to the second floor with storage area under. The sitting room has two windows to front, a feature fireplace with storage cupboard to side and a night storage heater. The kitchen/breakfast room has a sash-style window to side, a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, space for appliances, water heater and feature fireplace. There is also a bathroom on this floor which has a suite comprising panelled bath with mixer tap and shower attachment, low-level WC, pedestal wash basin, sash-style window and further obscure-glazed window.

On the second floor the landing has access to a loft and there are French doors leading onto a decked terrace. Bedroom one has two windows to front and a feature fireplace, and bedroom two has a window to rear, night storage heater and feature fireplace.

Outside: Outside there is a large timber decked terrace and at entrance level a useful store.

Directions: From the Coast and Country office on foot, carry on along Queen Street towards the town centre. On reaching Johnson's Dry Cleaners, continue to the right into Courtenay Street where the entrance to access the maisonette is immediately after the Silver Lion Jewellers.



Agents Notes:
Council Tax: Currently Band B
Tenure: Leasehold - 999 years from 2014
Ground Rent: Currently £90 per annum. This property is in a conservation area.
The current owner advises us that they have not paid any service charges.
There is a liability to contribute towards maintenance of the communal entrance courtyard and lavatories.
Floor Plans - For Illustrative Purposes Only

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.

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		