



- ✓ Entrance hallway
- ✓ Living room
- ✓ Dining room
- ✓ Kitchen with integrated appliances
- ✓ Four bedrooms
- ✓ Contemporary bathroom
- ✓ Separate WC
- ✓ Period features
- ✓ Front and rear gardens

Our View “Lovely period property offering contemporary living and spacious accommodation”



A fine example of a period property situated in the heart of Newton Abbot. Built in the 1860's, this well presented and spacious property has undergone much recent renovation by the current owner and has a large living room, separate dining room and four bedrooms. An internal viewing is highly recommended.

The accommodation comprises the entrance porch and hallway with storage situated beneath the stairs. The living room is a very good size with a delightful Stovax multifuel woodburner and superb original sash windows to the front and rear, the front window having the original wooden shutters. The dining room features Travertine marble flooring, which has underfloor heating, and a Dovre woodburner fireplace. A Waterford glass bowl sink with mixer tap is situated in the corner and there is an original sash window. A door leads to the superb modern fitted kitchen which comprises a range of matching units with marble work surfaces, mixer tap and Franke instant boiling water system sink and incorporated drainer. Built in appliances include a double steam oven and induction hob with extractor above, dishwasher, washing machine and fridge/freezer. There is continued Travertine flooring from the dining room with underfloor heating, a double glazed window to the side and rear and a door to the rear.

A split level staircase leads to the first floor landing where you will find access to three good sized bedrooms, all featuring original sash windows enjoying pleasant views to either the front or rear. The rear double bedroom features a pedestal wash hand basin. Completing the accommodation on the first floor is the stunning contemporary bathroom which has been refurbished to a high standard with a suite comprising a pedestal wash hand basin, free standing bath and a shower which



features overhead and wall jets. There are fully tiled walls and flooring, a useful cupboard housing the combination boiler, double glazed obscure window to the side and internal obscure panelled windows to the adjacent WC. This separate room features a low level flush WC, pedestal wash hand basin, fully tiled walls and flooring, double glazed window to the side and inset spotlights.

To the second floor you have a spacious bedroom with a sash window enjoying delightful far reaching views over Newton Abbot and the surrounding countryside and a useful storage space into the eaves.

Externally the property enjoys pleasant enclosed gardens. To the rear, leading from the kitchen down a few steps, you have a mainly paved garden surrounded by a selection of fruit trees and mature flower borders. A pathway leads through the garden to a gate at the rear. Please note that there is a right of access through both front and rear gardens to an apartment beneath the property.

The property is situated close to Newton Abbot town centre. Newton Abbot has a wide range of amenities and facilities, including hospital, primary and secondary schools, leisure centre, various shops, superstores, race course, and rail station on the London Paddington - Plymouth mainline. There is good dual carriageway access to Plymouth, Exeter and the motorway network beyond.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		74	(69-80) C		
(55-68) D			(55-68) D		67
(39-54) E	50		(39-54) E		41
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales		EU Directive 2002/91/EC

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



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