



Newton Abbot

- Spacious End Terraced House
- 2 Bedrooms
- Lounge & Kitchen
- Bathroom & En Suite Shower Room
- 2 Allocated Parking Spaces
- Level Garden To Side & Rear
- Sought After Address
- Viewing Recommended

Asking Price:

£250,000

Freehold

EPC RATING: C72

3 Forde Place, Newton Abbot, Devon, TQ12 1DR- Draft

A spacious and modern end terrace house situated in an enviable position overlooking renowned Forde Park. The property was built in 2001 and benefits from a modern kitchen and bathroom, gas central heating, double glazing, a level lawn garden and allocated parking. The property will appeal to a wide range of buyers and viewings come highly recommended.

Forde Park is a predominantly level walk to Newton Abbot town centre and its mainline railway station with express link to the capital. Further excellent communication links include the A380 dual carriageway (approximately ½ mile away) to Exeter and the M5 beyond and the A38 Devon Expressway (4 miles away) to Plymouth and Exeter.

Accommodation

There is a cloakroom / W.C off the entrance hallway and a further door to the lounge with French doors to the garden and stairs to the first floor. There is a modern kitchen / breakfast room with built in oven and hob. Upstairs there are 2 double bedrooms, the master with en-suite shower room and a bathroom. Gas central heating and double glazing are installed.

Ground Floor

Entrance Hallway

Cloakroom / W.C

Kitchen / Breakfast Room

9' 10" (3m) x 9' 1" (2.76m)

Lounge

15' 10" (4.82m) x 13' 2" (4.01m)

First Floor Landing / Study Area

Bedroom 1

12' 7" (3.83m) x 9' 3" (2.81m)

En-Suite Shower Room

Bedroom 2

10' 0" (3.04m) x 10' 0" (3.04m)

Bathroom

Outside

There is an easy to maintain garden to the side and rear which is predominantly level with lawn and patio.

Parking

Two allocated parking spaces.

Agents Notes

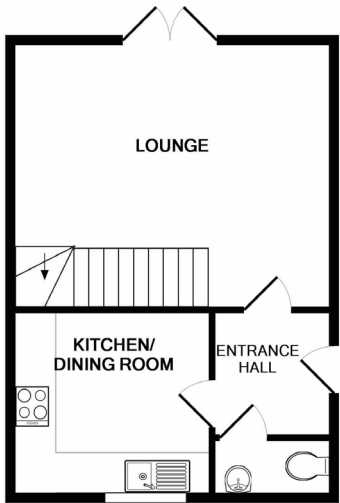
Council Tax Band:

Currently Band C

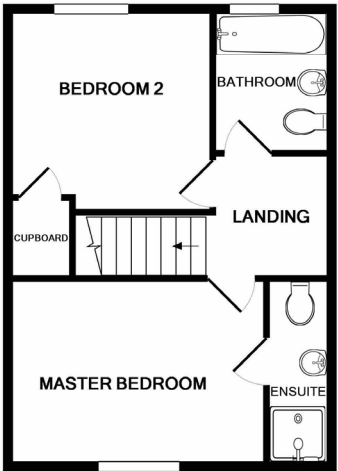
Directions

From the Penn Inn roundabout following signs for Totnes A381 go over the railway bridge. Take the second left into Forde Park. Continue around Forde Park and the property can be found on the right hand side.

Floor Plans - For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)



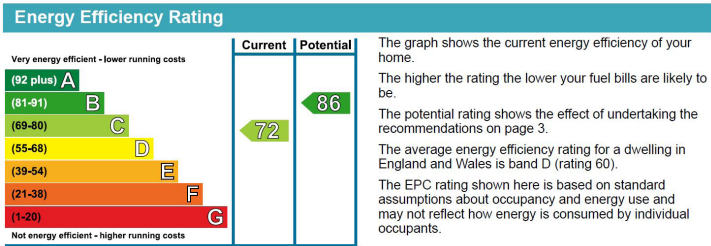
1ST FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate

Full report available on request



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