



Newton Abbot

- Virtual Tour/Online Viewings Available
- Victorian Mid Terraced House
- 3 Good Sized Bedrooms
- Lounge/Diner with Feature Fireplace
- Bathroom with Separate Shower Cabinet
- Rear Courtyard Garden
- Gas Central Heating & Double Glazing
- Level for Town Centre

Asking Price:

£190,000

Freehold

EPC RATING: E45

20 Salisbury Road, Newton Abbot, TQ12 2DF

Salisbury Road is a sought-after address within the town due to its level location and easy reach of the town centre and all amenities. Also close by is Osborne Park and the renowned Quay where pleasant walks can be enjoyed. This three bedroomed Victorian terraced house offers period features including a feature fireplace, wooden flooring and stripped wooden doors, and yet benefits from modern comforts including gas central heating and double glazing. There is an easy to manage courtyard garden and a residents' permit parking scheme operates in the road. Internal viewings are a must to appreciate the location and accommodation on offer and, having recently sold another in the street, demand for this lovely home is expected to be highly appealing as a first purchase, family home or investment for letting.

Newton Abbot itself offers a wide range of shopping and leisure facilities including a vibrant high street, supermarkets, coffee shops and restaurants, schools, a hospital, leisure centre and various parks. The property is a short, level walk from both the mainline train station and bus station and for the commuter there is good access to the A380 linking Torbay and Exeter (M5 beyond).

Accommodation:

There is a composite front door leading to the hallway with wooden flooring, stairs to first floor and door to a through lounge/dining room. The lounge area has an outlook to front and a feature fireplace with stone chimney breast and wooden flooring. The dining area also has wooden flooring with under stairs storage cupboard and door to the kitchen which comprises a range of wall and base units with rolled edge work surfaces and tiled splashbacks with single drainer sink unit, spaces for appliances and a double glazed window and door to the courtyard garden. Off the kitchen there is a ground floor bathroom with white suite comprising panelled bath, separate shower cubicle, low level WC and wash basin and radiator along with two double glazed windows. Upstairs on the landing there is a useful storage cupboard and three good sized bedrooms.

Gardens:

Outside there is an enclosed courtyard garden suitable for sitting out with a gate to the rear service lane.

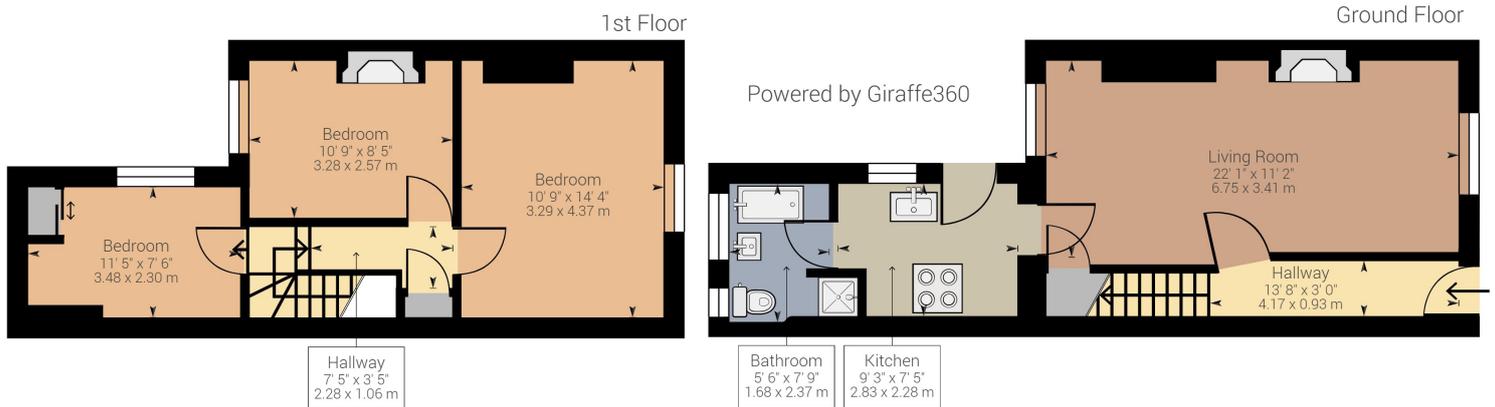
Parking:

Residents' permit parking is available on street, arranged through the local council.

Agents Notes

Council Tax Band: Currently Band A

Floor Plans - For Illustrative Purposes Only



Approximate net internal area: 771.93 ft² / 71.71 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Directions

From Newton Abbot's Penn Inn Roundabout, take the Newton Abbot exit, following signs for the town centre. Bear right onto the B3195 (Station Road) and pass the railway station on your right hand side. At the junction, turn right onto The Avenue and take the second right into St Johns Street, then the first left into Salisbury Road. The property is the first one on the left hand side.

Energy Performance Certificate

Full report available on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	45 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.