

## Description

A three bedroom detached property requiring modernisation being conveniently situated for Newton Abbot town centre. This versatile property offers two reception rooms, kitchen/breakfast room with conservatory off, utility room to the ground floor, with three bedrooms and bathroom to the first floor. The property has a good sized south facing garden, being mainly laid to lawn with a raised decked seating area and two useful outbuildings.

## Situated

Old Exeter Road is a prime location giving easy access to Newton Abbot town centre, offering a wide range of shopping, leisure and educational facilities catering for all age groups.

## Ground Floor

Entrance hall, lounge, dining room, kitchen/breakfast room, utility room and conservatory.

## First Floor

Two staircases, three bedrooms, family bathroom and dressing/storage room.

## Outside

South facing enclosed garden, with large lawn and raised decked seating area, two useful outbuildings.

## Viewings

Strictly by prior appointment with Fulfords Newton Abbot 01626 351951. General enquiries Countrywide Property Auctions 01395 275691.

## EPC Rating

E

## Council Tax Band

D



## Note

The property is of mixed construction comprising stone, cob and timber.

## Tenure

Freehold

