



## Newton Abbot

- Virtual Viewings Available
- Semi-Detached House
- 4 Bedrooms
- 2 Bath/Shower Rooms
- Kitchen/Diner
- Separate Utility Room
- Low Maintenance Rear Garden
- Off Road Parking & Garage

Asking Price:

**OIEO £240,000**

**Freehold**

EPC RATING: C70

# 1 Reynell Avenue, Newton Abbot, TQ12 4HE

Offering spacious and well-presented accommodation, this extended and modernised semi-detached home is situated in a popular location and comprises four bedrooms, lounge, modern kitchen/breakfast room, utility room, bathroom and shower room. Gas central heating and double glazing are installed and outside there are easy to maintain gardens, garage and parking. This lovely family home will appeal to a wide range of buyers and make an ideal first time buy, family home or investment for letting.

Reynell Avenue is situated within Buckland which is a popular residential area. Local amenities include a convenience store, primary school and a small parade of shops a short walk away. Newton Abbot town centre is approximately 1 mile away and offers a wide range of shopping, business and leisure facilities. For the commuter the property is convenient for the A380 linking Torbay and Exeter (M5 beyond), a timetabled bus route and the mainline railway station.

**Accommodation:** A double glazed sliding door leads to the porch with obscure double glazed door and side panel to the hallway with stairs to first floor and door to the lounge which has an outlook to front enjoying distant views towards The Moor. There is a modern kitchen/breakfast room with an extensive range of wall and base units with rolled edge work surfaces and tiled splashbacks, inset sink unit, breakfast bar and spaces for range and dishwasher. Under stairs cupboard, wall mounted gas boiler and tiled flooring with double glazed window to rear and part glazed door to the utility room with spaces for washing machine, tumble dryer and fridge/freezer. Courtesy door to garage and double glazed door to outside. The first floor landing has a large walk in storage cupboard and access to loft. There are four bedrooms three of which are doubles and bedrooms one and two enjoy pleasant views towards The Moor. In addition there is a bathroom with modern white suite and a modern shower room.

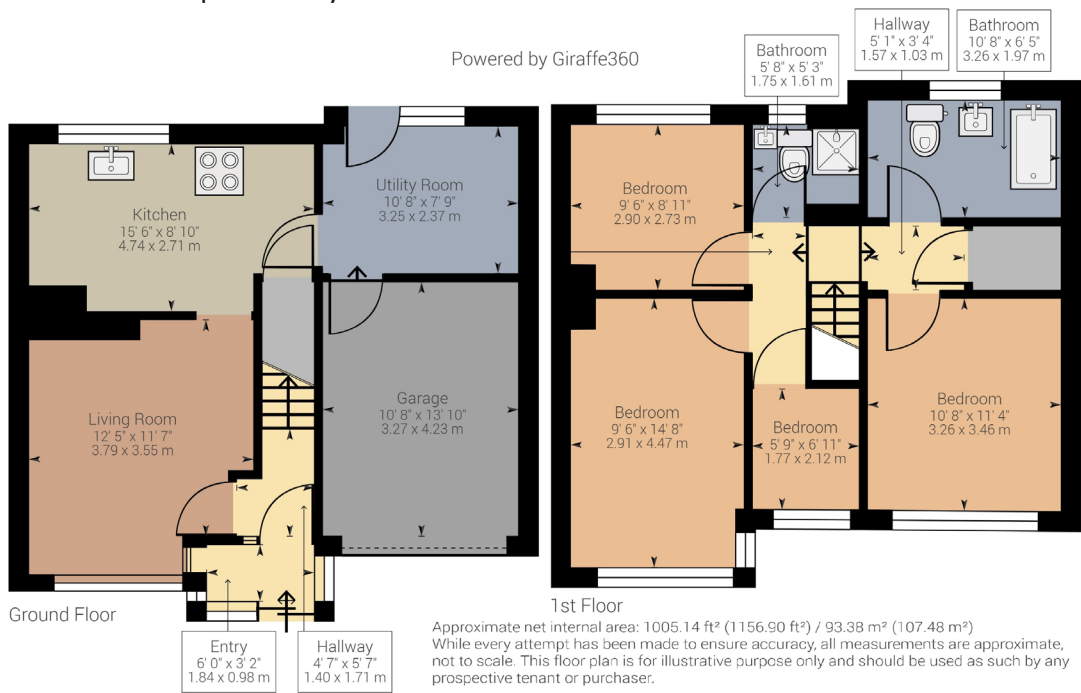
**Gardens:** The rear garden is enclosed with timber decking and paved patio for ease of maintenance.

**Parking:** Outside to the front there is a driveway leading to the Garage with roller door and courtesy door to utility room. Additional hard standing.

**Agents Notes**

Council Tax Band: Currently Band B

**Floor Plans - For Illustrative Purposes Only**

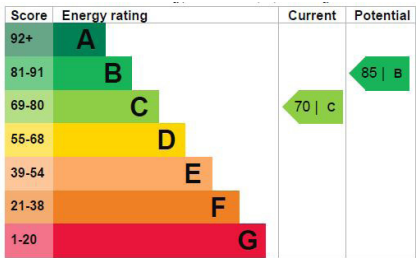


**Directions**

From the Penn Inn roundabout at Newton Abbot take the Buckland / Combeinteignhead exit. Keep left and at the traffic lights turn left into Queensway. Follow the road straight through and at the T junction at the end of the road turn right into Reynell Avenue.

**Energy Performance Certificate**

Full report available on request



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 ± 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.