



# 20 Tuckers Meadow

Ashburton, Newton Abbot, Devon, TQ13 7FR

RENDELLS

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An immaculately presented two bedroom, mid terraced home with a large integral garage. Light and airy accommodation throughout, enclosed rear lawned gardens and parking. Set on the edge of the desirable Town of Ashburton.

- Two double bedrooms
- Light and airy accommodation
- Large integral garage
- Parking
- Enclosed level rear garden
- High specification throughout
- Built 2020

## Guide Price £289,000

Newton Abbot approx. 8.5 miles, Totnes approx. 8.3 miles, Plymouth approx. 24.2 miles, Exeter approx. 22 miles. (London Paddington via Newton Abbot Train Station approx. 2.15 hours).

### Situation

Set on a quality newly finished development within walking distance to Ashburton which has a great range of everyday shops and amenities along with numerous cafes/eateries and a well supported community arts centre. The larger town of Totnes is around twenty minutes' drive to the south and has a mainline railway station with direct link to London Paddington. The Dart Valley and the south Devon Coast are within easy reach.

### Description

20 Tuckers Meadow is set on a select development of Tuckers Meadow, and it has recently been completed with excellent design and use of large windows throughout the property creating the feel of space and light. Generous proportioned accommodation. The gardens are fenced and enclosed with a patio area, ideal for alfresco dining, raised decking with inset spotlights. Integral garage offering plenty of space for storage and a utility area. The quality fixtures and fittings throughout, to include solid wooden doors and a partially panelled sitting room.

Viewing is highly recommended to appreciate the quality finish of this property and development.

### Accommodation

Entering in through to the main entrance with door into inner hall. Door leading off to the integral garage. Ground floor W.C. with inset spotlights. Kitchen with front aspect with a range of wall mounted and undercounter units with integrated double oven, four ring induction hob with an extractor over, integrated three draw fridge/freezer, integrated dishwasher. Back lit undercounter lighting, inset spotlights in the plinth. Tiled floor through to the hall and into the kitchen. Wide entrance leading



to the sitting/dining room with panelled wall adding some character with double doors and windows either side opening out onto the gardens allowing plenty of natural light to flood through this room. Understairs storage area and cupboard over the stairs housing the gas boiler with stairs rising to the first floor.

## First Floor

Master Bedroom with built-in double wardrobes, large windows with front aspect, plenty of space for additional storage furniture and dressing table. Bathroom is smartly tiled with a P shaped bath with shower valve attachment, hand wash basin and W.C. with a wide shelf for storage. Inset spotlights. Bedroom Two offering space for a double bed with two built-in cupboards with solid wooden doors. Rear aspect and views over the gardens.

## Gardens and Outside

Rear gardens accessed via double doors out onto the patio and gravelled area with a level lawn and a well stocked raised bed with herbs and mature planting. Corner decking with inset spotlights and pergola. Integral garage accessed from the main hall also giving pedestrian access through the back of the garage into the gardens.

## Garage

Garage with up and over door, concrete floor and electrical sockets. Plenty of additional hanging space and storage. To the end of the terrace there is parking for one vehicle and also on street parking outside the property.

**Tenure** Freehold.

**Energy Performance Certificate** Energy Rating B.

**Council Tax** Band C.

**Services** Mains electricity, mains water and drainage and mains gas.

## Estate Management and Service Charge

The estate is managed by a management company, with an annual fee of around £300.00 per annum.

## Agents Note

The garage is a leasehold with a peppercorn rent due to its location beneath the neighbouring flat.

## Local Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX.

## Viewing Arrangements

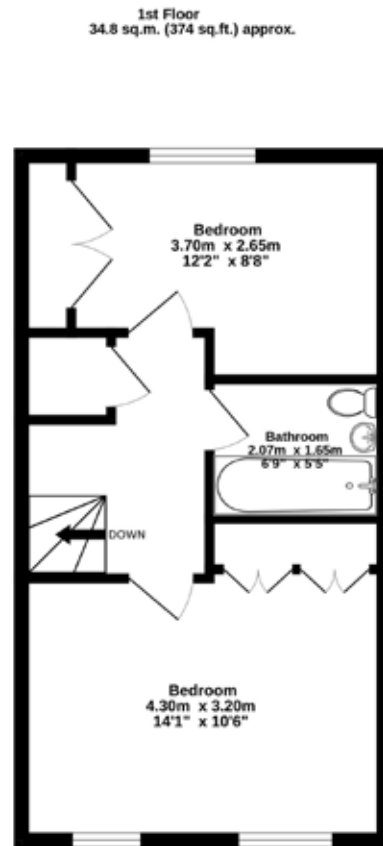
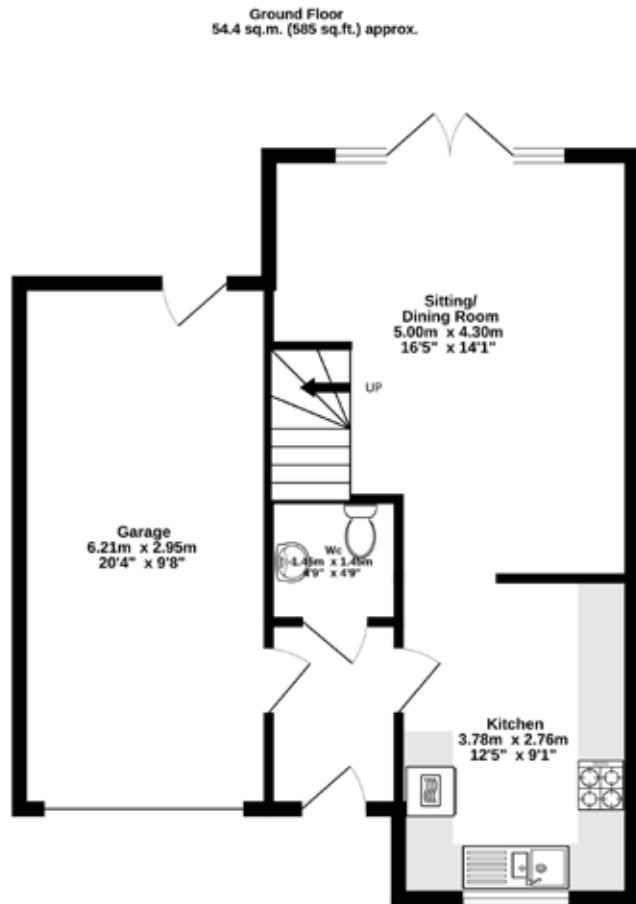
Strictly by telephone appointment through Rendells Estate Agents Tel: 01803 863888.

## Directions

From Exeter, proceed on the A38 and take the Peartree exit and turn right to proceed towards Ashburton. Take the first right signposted back to Exeter and immediately take the first left onto Old Totnes Road. Continue up the hill and take the second right onto Stonepark, proceed down the hill and the road become Tuckers Meadow, continue into the estate where the property can be found on the left hand side.

**What3words** ///negotiators.donates.twitches





TOTAL FLOOR AREA : 89.1 sq.m. (960 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		96
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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