



Newton Abbot

3x  2x 

ENERGY
RATING
B83

- Video Walk-through Available
- Modern Semi-Detached House
- 3 Bedrooms
- Light & Airy Lounge
- Open Plan Kitchen/Diner
- Spacious Family Bathroom
- Low Maintenance Outside Space
- Off Road Parking
- Tucked Away Location
- Beautifully Presented Throughout

Guide Price:
£265,000
FREEHOLD



34 Reynell Avenue, Newton Abbot, TQ12 4HF

With a first-class finish and show home interior, this superb semi-detached house was completed in 2022 and has the remainder of a 10 year self-build warranty in place. Occupying a tucked away position, the house has an easy to maintain plot with double width parking bay to the side and areas at the rear side laid to gravel.

Around 1.5 miles from Newton Abbot's vibrant town centre by car and a mile also on foot, the home is within a stone's throw of a bus route and within 600 m walk of a small supermarket, post office, take-away and primary school. For the commuter, the location also offers excellent access to the Penn Inn Roundabout and the A380 South Devon Link Road north to Exeter and south to Torbay.

The Accommodation:

Stepping inside the light-filled interior is finished with an attention to detail with contemporary styles and neutral tones, an anthracite-coloured front door opening into the entrance hallway with grey timber-effect flooring and stairs to the first floor, a high-level window providing plenty of light. There is an under stairs cupboard and doors to the ground floor rooms. A useful cloakroom has a WC and basin and is also home to the gas fired combination boiler with a cupboard below. A cosy lounge overlooks the rear, whilst the separate kitchen/dining family room is double aspect, including French doors to the rear. With a matching floor to the hallway, this up to the minute open plan area is ideal for family life with the kitchen area being finished with plenty of cabinets, work surfaces and integrated appliances including a fan assisted electric oven, separate microwave, hob with hood over, dishwasher, washing machine and fridge freezer.

On the first floor, the surprisingly spacious part-galleried landing with window enjoying an open aspect over much of Newton Abbot towards Dartmoor, provides access to three double bedrooms, two of which have one wall finished with fitted wardrobes. The first class family bathroom features a white suite with curve ended bath, oversized shower cabinet, WC and floating vanity basin with storage cupboard below.

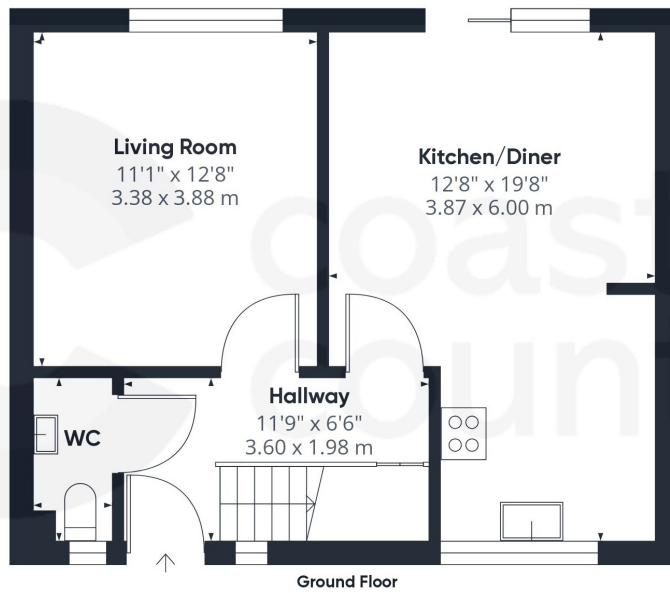
Outside:

Low maintenance gardens to the rear mainly laid to gravel.

Parking:

Double-width driveway, again laid to gravel, to the side of the house.



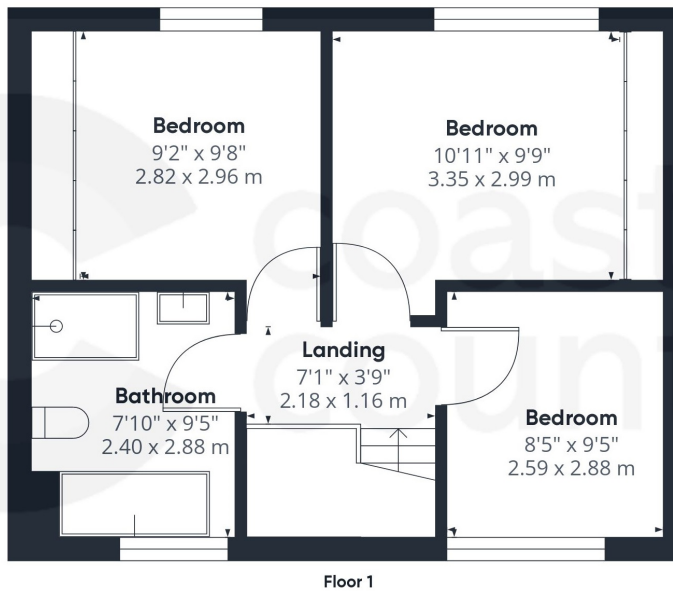


Approximate total area

885.81 ft²
82.29 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Agents Notes:

Council Tax: Currently Band

Tenure: Freehold

Mains water. Mains electricity. Mains gas. Mains drainage.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	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.