



Newton Abbot

3x  2x 

ENERGY RATING B82

- Video Walk-through Available
- Smart Semi-Detached House
- 3 Bedrooms (1 en-suite)
- 2 Reception Rooms
- Driveway & Garage Parking
- Good-Sized Garden
- Popular Location
- Convenient for A380
- Far-Reaching Views
- Internal Viewings Recommended

Guide Price:
£340,000
FREEHOLD



81 Hockmore Drive, Newton Abbot, TQ12 4FH

A well-presented modern semi-detached family home offering spacious accommodation, in good condition situated in an enviable position adjoining an open green area bordering trees within this sought-after development. Built in 2017 by Messrs Barratt Homes, this lovely property has three bedrooms - master en-suite, two reception rooms and an extensively fitted kitchen, cloakroom/WC and bathroom/WC. Outside there is a generous rear garden for ease of maintenance with lawn, decked area, and raised balcony enjoying the lovely views over Newton Abbot. There is also a garage and driveway parking. Benefiting from the remainder of an NHBC warranty, internal viewings of this lovely family home come highly recommended.

Hockmore Drive is situated on a small development on the outskirts of Newton Abbot just off Haytor Drive. There are pleasant country walks close by and the house is close to a small range of shops, Doctor's surgery and primary school. There is a timetabled bus service to the town centre. Newton Abbot offers a wide range of amenities including a bustling high street with a variety of shops and restaurants, a number of primary and secondary schools, a hospital, a leisure centre and various parks. For the commuter, Windsor Avenue is convenient for the A380 dual carriageways to Torbay, Exeter and the M5 beyond, as well as the mainline train station with direct links to London Paddington.

The Accommodation:

A composite part obscure-glazed entrance door leads to the entrance hallway with stairs to first floor and cloakroom/WC with white suite comprising low-level WC and pedestal wash basin. The lounge is dual aspect with windows to front and side. The dining room is also dual-aspect with windows to side and walk-in bay with French doors enjoying pleasant views over Newton Abbot leading onto the balcony which has a timber decked floor with wrought iron railings and steps leading down to the garden. From the dining room an archway leads to the kitchen which is extensively fitted with a modern range of wall and base units with rolled edge work surfaces and matching splashback, inset single drainer sink unit, built-in oven and hob, dishwasher and washing machine with space for fridge/freezer, large larder cupboard and window to rear.

On the first-floor landing there is access to a loft, and bedroom one is dual-aspect with windows to side and rear, recessed wardrobe area and en-suite shower room comprising shower cubicle, low level WC, pedestal wash basin and window. Bedroom two is also dual-aspect with windows to front and side enjoying a pleasant outlook, with recess for wardrobes, and built-in cupboard. Bedroom three has a window to front and the bathroom comprises a modern white suite with panelled bath, mixer tap/shower attachment, screen, tiling to surround, low level WC, pedestal wash basin and window.

Outside:

Outside to the front a paved path, steps and gravelled border lead to the front door with open canopy porch. A gate gives access to the rear garden which comprises a raised balcony enjoying pleasant views of Newton Abbot and countryside in distance, further timber decked area perfect for enjoying the sun or alfresco dining. The garden is mainly laid to lawn with shrub borders and raised planter.

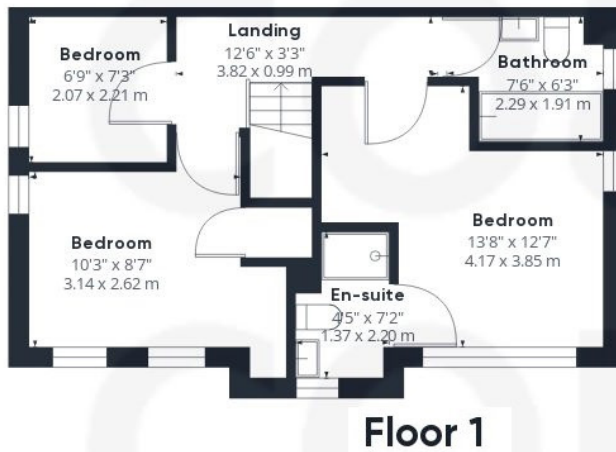
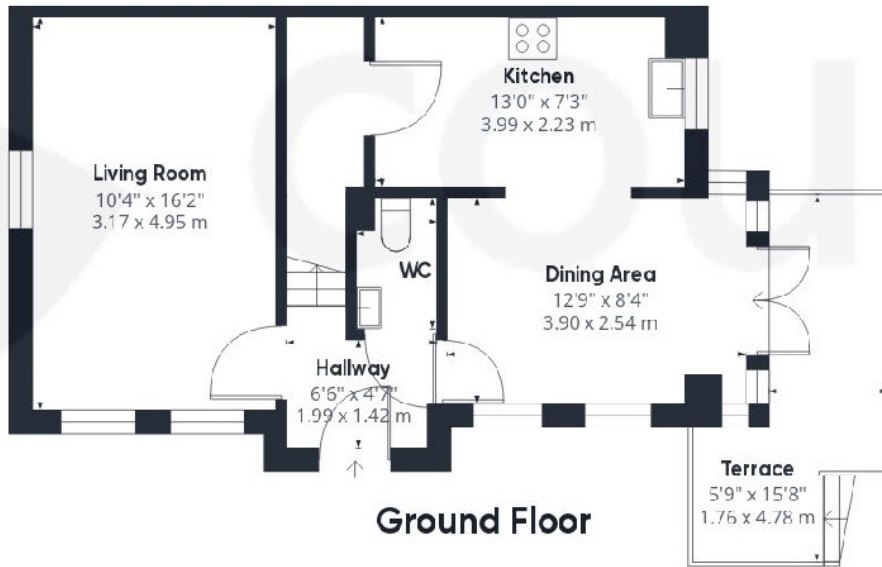
Parking:

Garage close by with metal up and over door and driveway parking in front.

Directions:

From the Penn Inn roundabout at Newton Abbot take the Milber / Combeinteignhead exit. Continue straight ahead at the traffic lights up Shaldon Road. At the brow of the hill turn left into Haytor Drive. Follow the road halfway down the hill to the junction with Windsor Avenue, and turn right into Windsor Avenue. Take the first left into Hockmore Drive. Continue to the very end where the property can be found on the left hand side.





Approximate total area

1110.3 ft²

103.15 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 C

Tenure: Freehold

Service Charge: Currently approximately £350 per annum.

Review Period: Annually.

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 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 ± 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.