



## Newton Abbot

3x  2x 

ENERGY  
RATING  
B83

- Modern End of Terrace House
- 3 Bedrooms (1 en-suite)
- Lounge/Diner with French Doors
- Family Bathroom & Ground Floor WC
- Popular Location
- Enclosed Rear Garden
- Driveway & Garage
- Ideal Family Home or Buy to Let
- Convenient for A380
- Well Presented Throughout

**Guide Price:**  
**OIEO £280,000**  
FREEHOLD



28 Hockmore Drive, Newton Abbot, TQ12 4FB - Draft



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER



## 28 Hockmore Drive, Newton Abbot, TQ12 4FB

A well-presented modern end of terrace family home offering spacious accommodation and in superb condition situated in a sought-after development. Built in 2017 by Messrs Barratt Homes this lovely home has three bedrooms - master en-suite, a superbly fitted kitchen, lounge/dining room, cloakroom/WC and bathroom/WC. Gas central heating and double glazing are installed and outside there is a landscaped rear garden for ease of maintenance with patio and well stocked shrub borders. There is also a detached 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:

An open canopy porch with composite part double glazed entrance door leads to the entrance hallway with stairs to first floor, deep storage cupboard and cloakroom/WC with white suite comprising low-level WC and pedestal wash basin. The lounge/diner has French doors with side panels opening to the garden. Feature marble fireplace with inset electric living flame coal effect fire and deep under stairs storage cupboard. The kitchen is extensively fitted with a modern range of high gloss wall and base units with work surfaces and matching splashback, inset single drainer sink unit, built-in Neff oven and hob, fridge/freezer, dishwasher and washing machine and window to front.

Upstairs on the first floor the landing has a deep storage cupboard and access to a loft. Bedroom one has a window with outlook to rear and recessed wardrobe area along with an en-suite shower room with shower cubicle, low level WC, vanity wash basin and window. Bedroom two has a window to front with pleasant outlook and bedroom three has a window to rear. The bathroom has a modern white suite comprising panel bath with mixer tap and shower attachment, low-level WC, pedestal wash basin and obscure-glazed window.

### Outside:

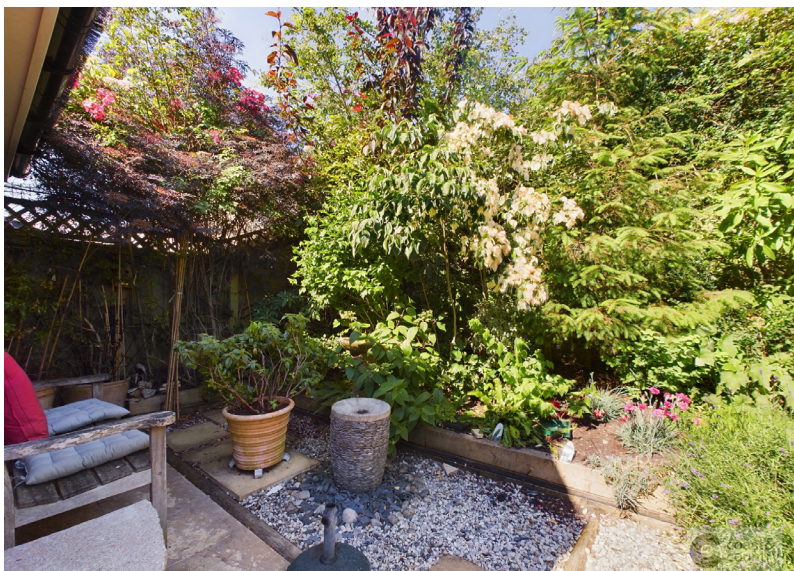
Outside to the front there is a path to the front door with shrub borders. The rear garden is enclosed and has been landscaped for ease of maintenance with paved and gravel area and well stocked flower and shrub borders with established trees and gate to side.

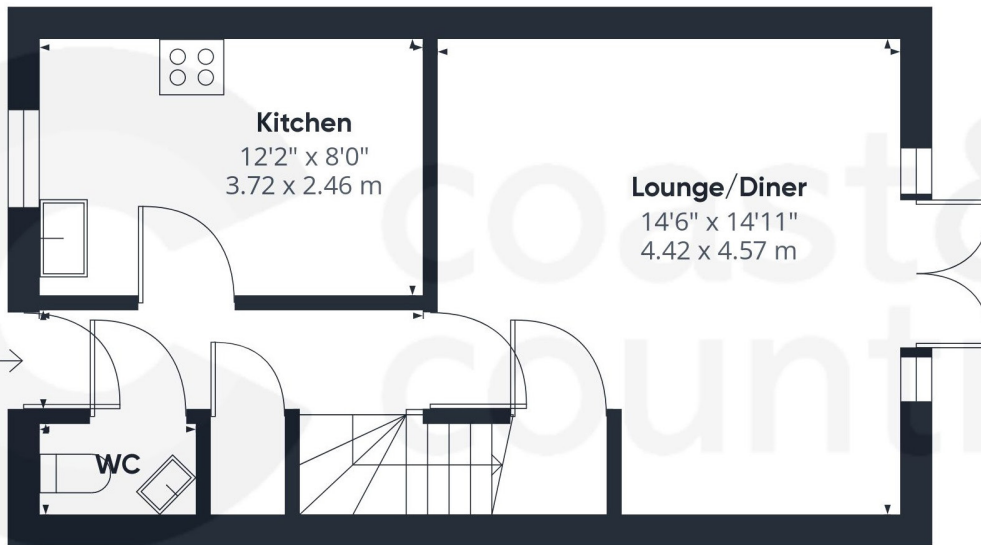
### Parking:

A driveway providing off road parking leads to a detached single garage with metal up over door, power and light and courtesy door to garden.

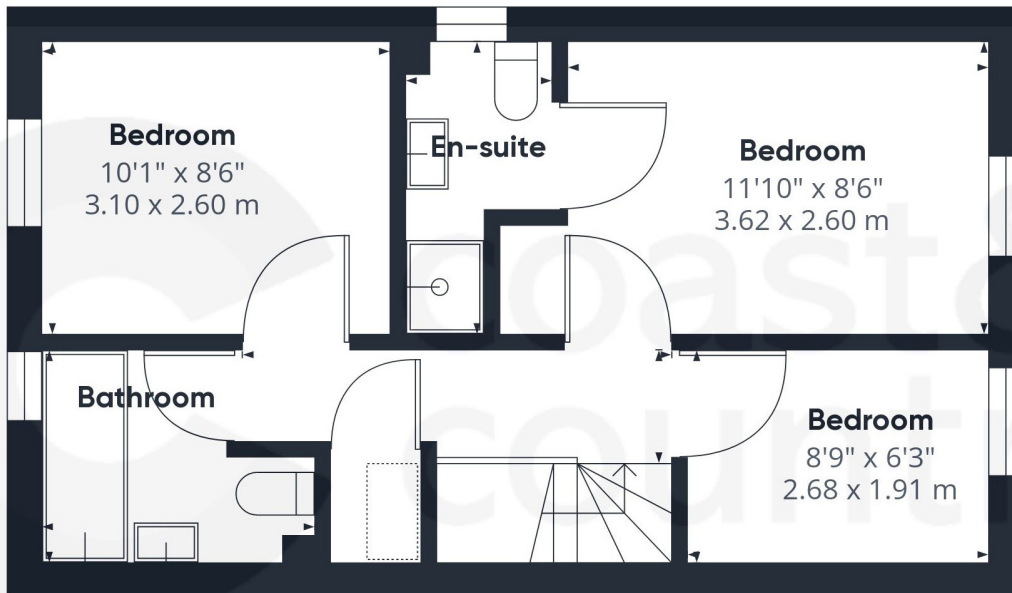
### Directions:

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.





Ground Floor



Floor 1

**Approximate total area**

759.66 ft<sup>2</sup>  
70.58 m<sup>2</sup>

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

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

Service Charge: Currently approximately £279.78 per annum (23/24)

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 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.