



Jetty Marsh, Newton Abbot

5x  4x 

ENERGY RATING C73

- Video Walk-through Available
- Executive-Style Detached House
- 5 Bedrooms (4 en-suite)
- Living Room, Dining Room & Conservatory
- High-Gloss Kitchen
- Driveway & Integral Double Garage
- Good Sized Predominantly Level Garden
- Convenient for Schools
- Sought-After Development
- Extensive Accommodation

Guide Price:
£675,000
FREEHOLD



1 Nelson Place, Newton Abbot, TQ12 2JH

Style and sophistication are in abundance at this fabulous detached home located on the highly regarded Jetty Marsh development, itself around half a mile from Newton Abbot's vibrant and well-served town centre.

With a large integral double garage and smart paved driveway providing plenty of parking, the property has a lovely good size and secluded garden at the rear.

The Accommodation:

Presented in first class order the property has plenty of wow factor the front door opening to an impressive double height reception hallway immediately setting the tone as a very special property. The living accommodation flows well with three separate reception rooms and a double-glazed conservatory opening to the rear garden. The kitchen is a real show-stopper with a comprehensive range of cabinets a fashionable island integrated appliances and solid stone counter tops. There are four generous first floor double bedrooms, all with en-suites as well as a fifth single currently providing an office. The principal suite has a walk-in wardrobe is double-aspect and includes a Juliet balcony as do two other bedrooms.

As agents it is clear this is a very special and virtually unique home which at 2800 square feet of accommodation is rare in the market place, so an early viewing is advised.

Outside:

Lovely fairly level rear garden enjoying much privacy mainly laid to lawn with a sun terrace adjoining the house.

Parking:

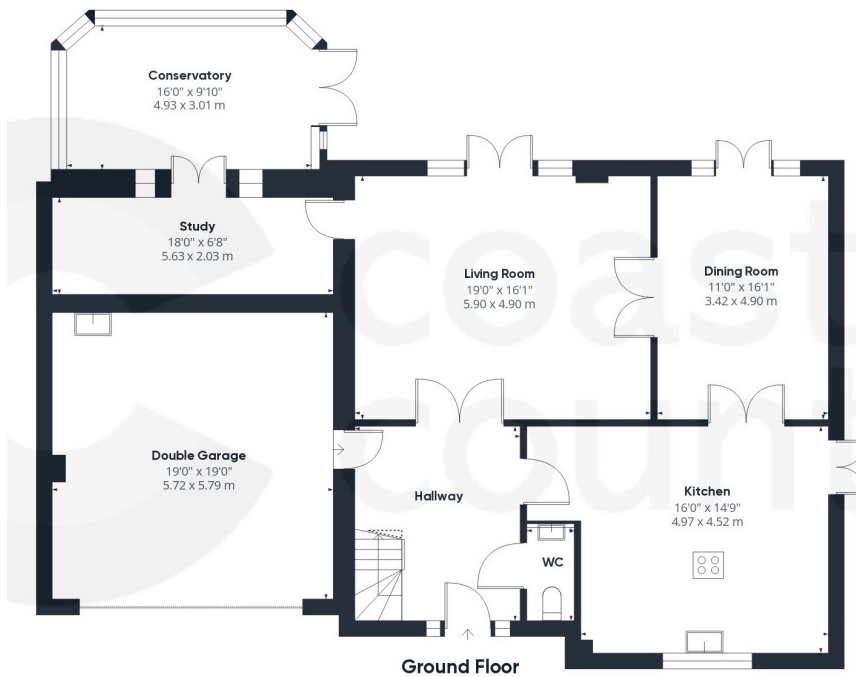
Double garage and paved driveway.

Directions:

From the Coast & Country offices in Queen Street. Follow the one way system. Turn right into Albany Street. Continue straight ahead into Cricketfield Road. Turn right at the traffic lights onto Halcyon Road. At the roundabout take the first exit left into Jetty Marsh Road (A383). At the next roundabout take the first exit. Take the first left into Hamilton Drive and then the first left into Nelson Place. The property can be found on the left immediately after the second turning to Victory Close.



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Approximate total area

2800.45 ft²

260.17 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 F

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 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.