



## Newton Abbot

3x  2x 

ENERGY RATING B85

- Video Walk-through Available
- Beautiful Semi-Detached House
- 3 Bedrooms (Master en-suite)
- Lounge & Kitchen/Breakfast Room
- Family Bathroom and Additional Cloaks/WC
- South-Facing Rear Garden
- Driveway Parking
- Convenient for A38
- Popular Location
- Immaculate Presentation

**Guide Price:**  
**£350,000**  
FREEHOLD



16 Hollyhock Crescent, Newton Abbot, Devon, TQ12 1BP





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A superbly presented three-bedroom semi-detached property situated on the fringes of Newton Abbot. Constructed in 2020 by Taylor Wimpey, the property offers an excellent amount of space presented over three floors. The property has been immaculately maintained and is a credit to the current owners, if you are looking for a turnkey property this is the one!

### The Accommodation:

Entering the property, you are greeted with an entrance hallway which is both wide and light; the French doors from the lounge provides light which flows through the downstairs and creates a focal point on entry. The kitchen is situated towards the front of the property, and the current owners have created a breakfast bar area near the window. The kitchen has built-in electric oven and gas hob along with built-in fridge/freezer, washing machine and dishwasher. Between the kitchen and lounge is the downstairs WC which has a tiled floor, WC and basin. To the rear is the large lounge/diner with views and direct access to the south-facing garden.

On the first floor is a large double bedroom with built-in wardrobes across one wall and views across the back garden. The family bathroom is fully tiled with Karndean flooring, shower above the bath, WC and basin, with heated towel rail. Completing this floor is the third bedroom which is currently used as an office and would suit those working from home or make a perfect child's bedroom.

On the top floor is the exquisite master bedroom which comprises the whole top floor and enjoys built-in wardrobes and a shower en-suite which has Karndean flooring with Velux window. The room has a dormer window to the front with far-reaching views towards Haldon Forest. The property is fully double glazed and has gas central heating along with BT fibre broadband for high-speed internet.

### Outside:

To the front is an attractive, low maintenance garden with path leading to the front door. There is a side gate at the back of the driveway providing access to the rear garden. The rear garden has been divided into two spaces, there is the patio and gravelled area nearest the property which provides a level seating area and then the lawned area further back with shrubs and trees.

### Parking:

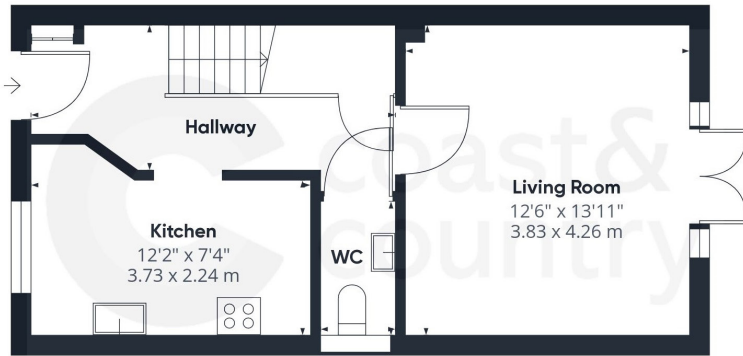
The property has a tarmac driveway for two vehicles to the side of the property.

### Directions:

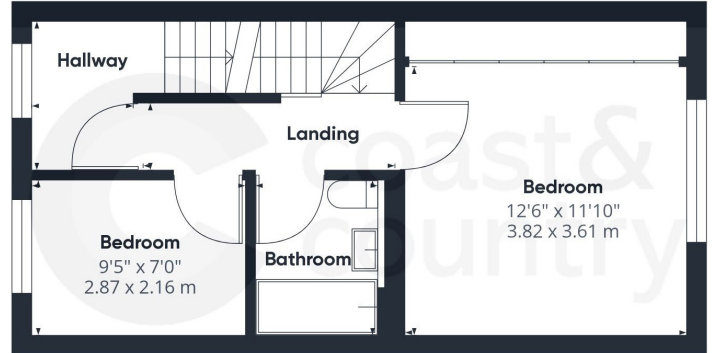
From Newton Abbot Exeter Road roundabout take the A383 Ashburton Road, passing Coombeshead Academy on the right. Continue along A383 passing Mile End Garage on the right hand side. At the new roundabout continue straight on and then take the first left into Hollyhock Crescent, follow the road up and around to the left where the property can be found on the right hand side.



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Ground Floor



Floor 1



Floor 2

### Approximate total area

978.22 ft<sup>2</sup>

90.88 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

### Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Service Charge: Currently £164.51 per annum (Sept '24)

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		95 A
81-91	B	85 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 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.