



Newton Abbot

2x  1x 

ENERGY RATING B82

- Video Walk-through Available
- Modern Semi-Detached House
- 2 Double Bedrooms
- Family Bathroom & Ground Floor WC
- 2 Allocated Parking Spaces
- Enclosed Rear Garden
- Popular Location
- Well-Presented Throughout
- Convenient for A38 Devon Expressway
- Perfect First Home

Guide Price:
£245,000
FREEHOLD



52 Buttercup Way, Newton Abbot, TQ12 1GT

A spacious and two double bedroom semi-detached home situated on the popular Hele Park development on the outskirts of Newton Abbot. Gas central heating and double glazing are installed and outside there is an easy to maintain garden and two allocated parking spaces. This lovely modern home will appeal to a wide range of buyers and internal viewings come highly recommended to appreciate the accommodation and location on offer.

Buttercup Way is situated on the fringes of Newton Abbot within Hele Park which is a popular development with easy access to the A38 Devon Expressway and local primary and secondary schools. There is a small parade of shops on the development including a Co-op, Fish and Chip shop, and a veterinary practice. There is a regular bus service into Newton Abbot, which is a thriving market town with a vibrant high street, a wide range of shopping, business and leisure facilities and a mainline railway station.

The Accommodation:

A composite part obscure double glazed entrance door leads to the entrance hallway with stairs to first floor and cloakroom/WC with low level WC, corner pedestal wash basin and window. The lounge/diner has a large understairs storage cupboard and French doors with side panels leading onto the garden. The kitchen is fitted with a modern range of wall and base units with work surfaces and matching splashback, inset single drainer sink unit, built-in double oven, hob, fridge/freezer, washing machine and dishwasher, cupboard housing wall mounted gas boiler and window to front.

Upstairs on the first floor the landing has access to a loft. Bedroom one has a window to rear, bedroom two has two windows to front and built-in storage cupboard. The bathroom has a white suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash basin and heated towel rail.

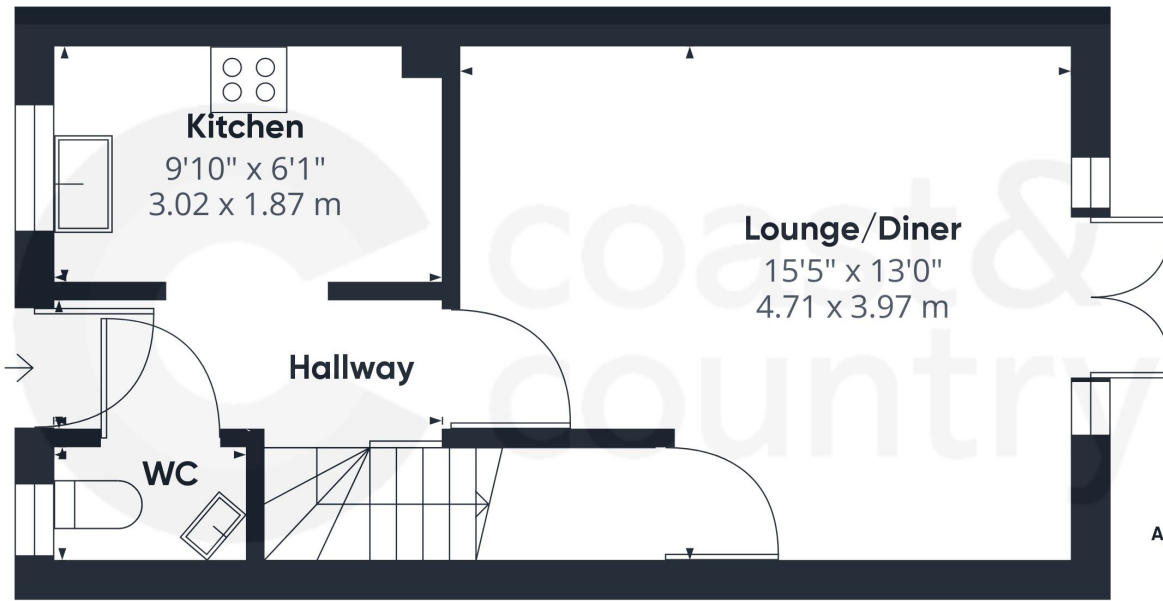
Outside:

Outside to the front there is a small garden area with shrubs and steps to front door. The rear garden has a paved patio, small lawn, raised paved patio, timber shed and path and gate at side. There are two allocated parking spaces close by.

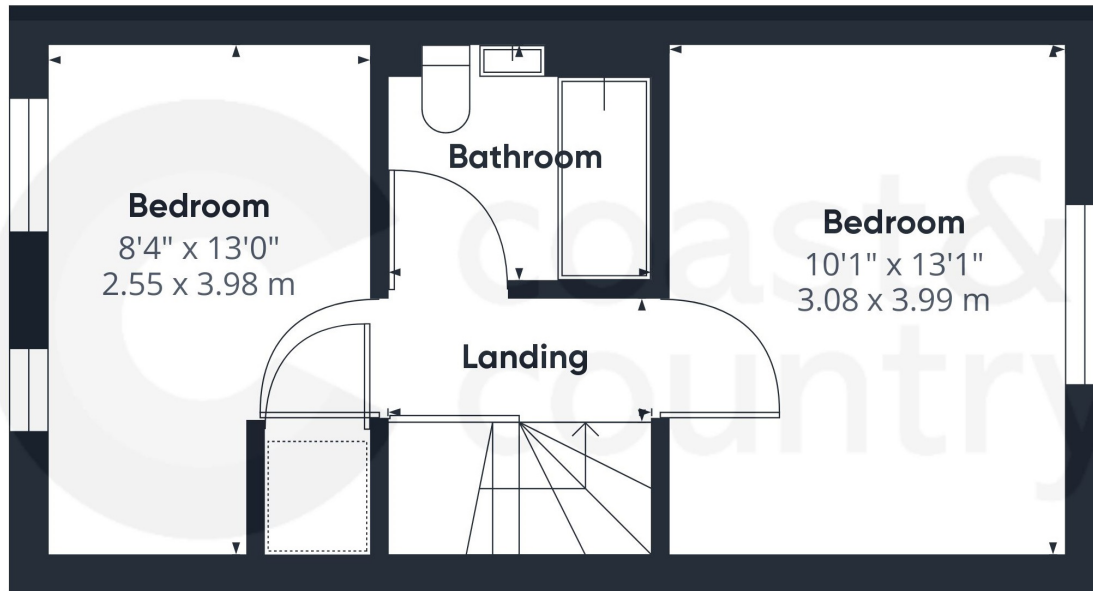
Directions:

Take the A383 Ashburton Road out of Newton Abbot passing Bradly Valley on the left and at the roundabout take the third exit into Buttercup Way and number 52 can be found on the right hand side.





Ground Floor



Floor 1

Approximate total area

614.3 ft²

57.07 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band B.

Tenure: Freehold.

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

Service Charge: Currently approximately £169.00 per annum.

Review Period: Annually.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		96 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 \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.