



## Newton Abbot

3x 1x

ENERGY RATING D56

- Video Walk-through Available
- Terraced Town House
- 3 Double Bedrooms
- Stylish Open Plan Lounge/Dining/Kitchen
- Modern Kitchen
- Enclosed Rear Garden
- Overlooking Bakers Park
- Driveway & Garage
- Cul-de-sac Position
- Convenient Location

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



# 10 Beverley Way, Newton Abbot, TQ12 1YN



1000s of homes sold in Teignbridge

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



# 10 Beverley Way, Newton Abbot, TQ12 1YN

A deceptively spacious town house enjoying lovely views over Bradley Woods and conveniently situated in a small cul-de-sac a short walk from the town centre. With the spacious and well-presented accommodation arranged over three floors this family home includes three double bedrooms, a large open plan L-shaped lounge/diner/kitchen with a modern fitted kitchen and integrated appliances and the dining area leads to a balcony enjoying pleasant views. There is also a family shower room, cloakroom/WC and study. Gas central heating and double glazing are installed and outside there is a driveway, integral garage and lovely landscaped garden.

Beverley Way is a small cul-de-sac situated a short distance from Newton Abbot town centre which has a wide range of shopping, business and leisure facilities, various restaurants and coffee shops. The town has a number of primary and secondary schools, a leisure centre, various parks, a hospital and cinema. Bakers Park with tennis courts, open green area, café and woods are close by. For the commuter, the A380 linking Torbay and Exeter (M5 beyond) is approximately 2 miles away and there is also a train station with mainline links to London Paddington and a bus station with timetabled bus routes around Teignbridge and Torbay.

## The Accommodation:

A sliding entrance door with side panel leads to the entrance porch with door to the hallway with stairs to first floor, storage area under, courtesy door to garage and a study.

Upstairs on the first-floor landing where there is a multi-glazed door to rear porch/utility with plumbing for washing machine and sliding patio doors to garden. The cloakroom/WC has a white suite comprising low-level WC, vanity wash basin, part tiled walls and window. The lounge/diner/kitchen is a bright, light and airy L shaped room and the kitchen is extensively fitted with a modern range of wall and base units with work surfaces, matching splashback, inset single drainer sink unit, built-in oven, hob, microwave, fridge/freezer and dishwasher, breakfast bar area the lounge/diner area has a window and sliding patio doors leading onto a tiled balcony enjoying superb open views over Bradley Woods.

From the first-floor landing, stairs lead to the second-floor landing where there are three double bedrooms, two of which overlook the front enjoying the lovely views over Bradley Woods. Bedroom three

has a window to rear overlooking the garden with pleasant views beyond. There is also a modern shower room with white suite comprising shower cubicle, low-level WC, pedestal wash basin, storage cupboard with shelving and window.

## Garden & Parking:

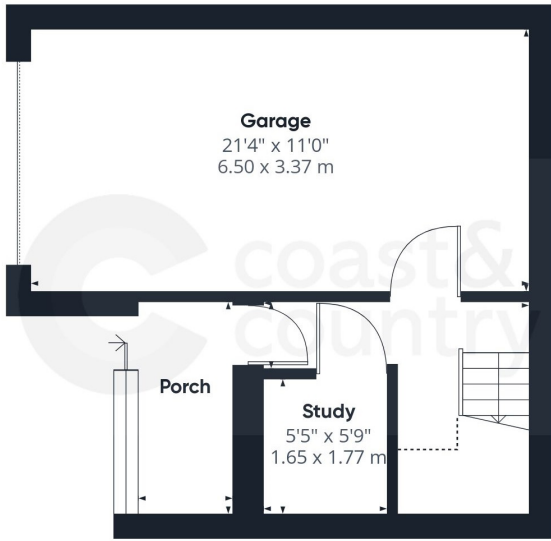
Outside to the front there is a driveway and additional gravelled area providing parking for several cars with flower and shrub borders leading to a good-sized single garage with roller door. The rear garden has a paved patio, lawned area with shrub border, timber decked terrace with pergola and gate leading to additional gravelled area with timber shed and gate onto old Totnes Road.

## Directions:

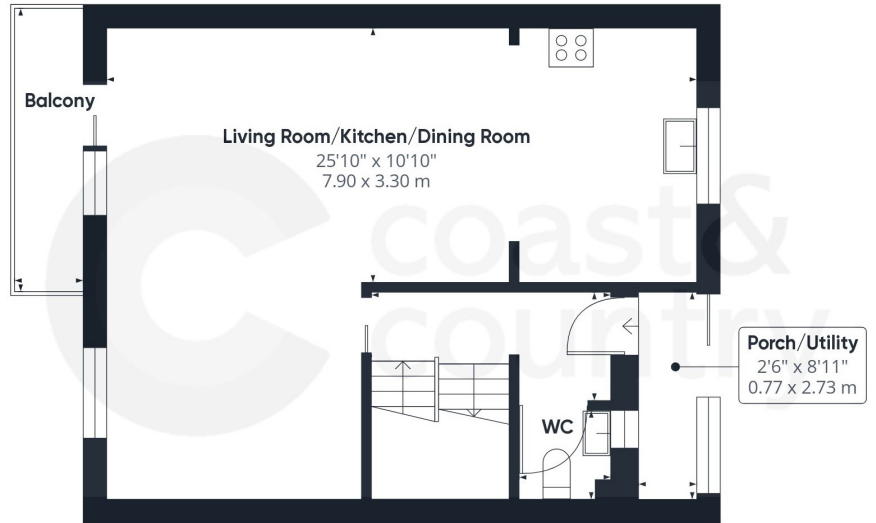
From Newton Abbot take the A381 Totnes Road, past Bakers Park on the right. Take the next turning on the right (by the speed camera) into Beverley Way.



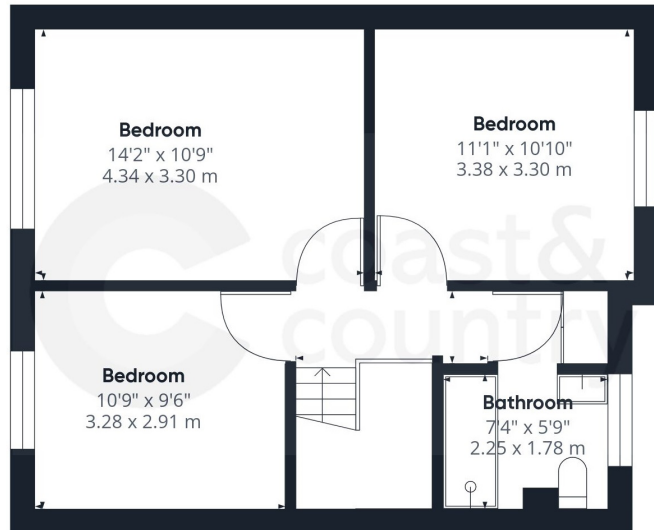
# 10 Beverley Way, Newton Abbot, TQ12 1YN



Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1316.2 ft<sup>2</sup>  
122.28 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

**Agents Notes:**

Council Tax: Currently Band D

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		81 B
69-80	C		
55-68	D	56 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.