



Newton Abbot

3x  1x 

ENERGY
RATING
D66

- Video Walk-through Available
- Mid-Terraced House
- 3 Bedrooms
- Lounge/Diner & Conservatory
- Utility/Study
- Front and Rear Gardens
- Garage in a Block
- Ideal First Home
- Cul-de-sac Position

Guide Price:
£240,000
FREEHOLD

43 Mapleton Close, Newton Abbot, TQ12 1RF



1000s of homes sold in Teignbridge

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

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A spacious mid-terraced family home in a quiet and tucked-away location within the Highweek area of Newton Abbot. There is a generous sized lounge/diner, conservatory, kitchen and utility/study with three double bedrooms and a bathroom upstairs. Gas central heating and double glazing are installed and outside there are easy to maintain gardens and a garage in nearby block. The property will appeal to first time buyers and families.

Mapleton Close is situated in the desirable Highweek area of Newton Abbot. Convenient amenities include a small shop, timetabled bus service into the town centre, park and primary and secondary schools. A wider range of amenities are available in the town centre and for the commuter the A38 Devon Expressway to Plymouth or Exeter is approximately 3 miles away.

The Accommodation:

The entrance door opens to an entrance hallway with stairs to first floor and cupboard under. There is a utility/study with obscure-glazed window and wall mounted gas boiler. The lounge/diner has a window to front and French doors to the conservatory with windows and French doors to outside. The kitchen is fitted with a range of wall and base units, rolled edge work surfaces, tiled splashback, inset single drainer sink unit, space for appliances, window and door to outside.

On the first floor, the landing has a storage cupboard and access to loft. Bedrooms one and three both have windows to rear and bedroom two has a window to front and recess for wardrobes. The bathroom suite comprises a panelled bath, low level WC, pedestal wash basin and part tiled walls.

Outside:

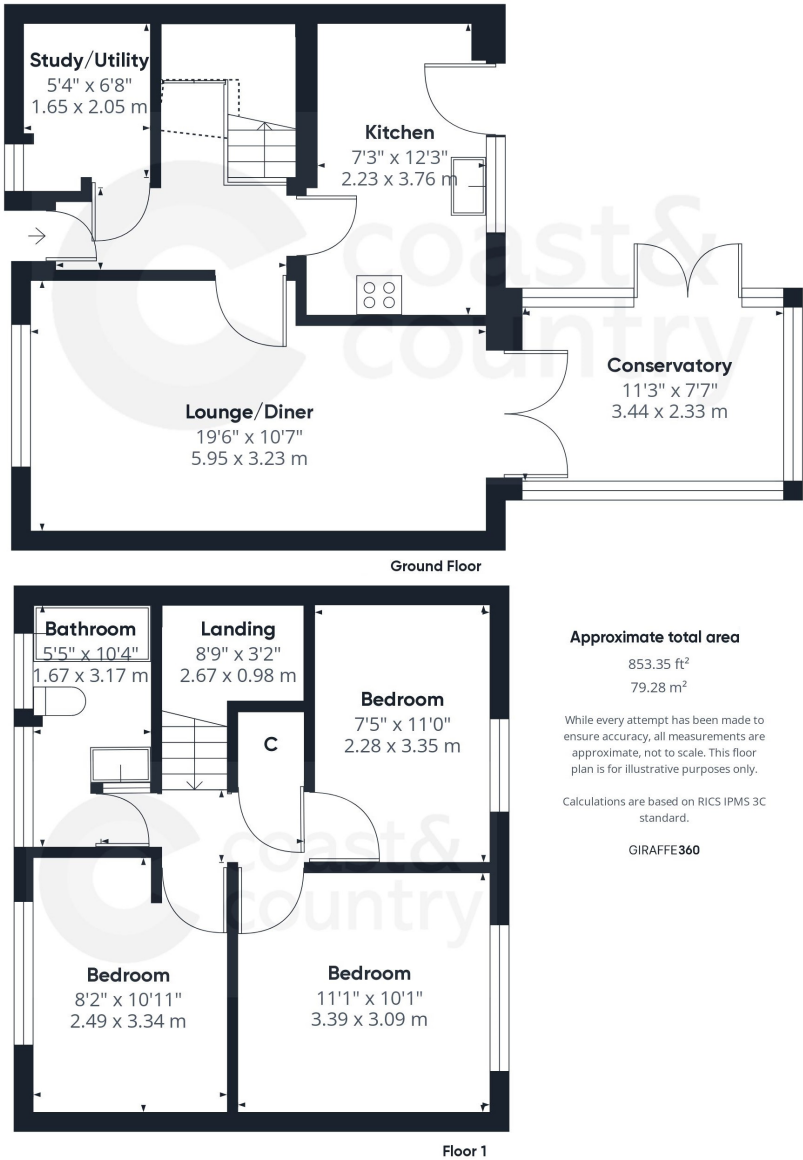
Outside to the front there is a small lawn and path to front door. The rear is enclosed with lawn, paved patio and gate to rear service lane. There is a garage in block with metal up and over door accessed via Noelle Drive.

Directions:

From Newton Abbot take the A383 Ashburton Road, past Coombeshead Academy on the right. Take the third right into Mapleton Close.



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Agents Notes:

Council Tax: Currently Band B

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		86 B
69-80	C		
55-68	D	66 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.