



Newton Abbot

4x  2x 

ENERGY
RATING
B83

- Video Walk-through Available
- Modern Link-Detached House
- 4 Bedrooms (1 en-suite)
- 2 Reception Rooms
- Kitchen/Breakfast Room

- Garage and Driveway Parking
- Enclosed Rear Garden
- Ideal Family Home
- Convenient for A380

Guide Price:
£375,000
FREEHOLD

3 Baron Way, Newton Abbot, TQ12 4FJ



1000s of homes sold in Teignbridge

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

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A well-presented modern executive-style link-detached family home offering spacious accommodation and situated in a sought-after development. Built in 2017 by Messrs Barratt Homes, this lovely home has four bedrooms - master en-suite, two reception rooms and a superbly fitted kitchen/breakfast room, cloakroom/WC and bathroom/WC. Outside there is a level rear garden for ease of maintenance with lawn and patio and enjoys a sunny aspect along with a garage and driveway parking. Benefiting from the remainder of an NHBC warranty, internal viewings of this lovely family home come highly recommended.

Baron Way is situated on a small development on the outskirts of Newton Abbot just off Haytor Drive. There are pleasant country walks close by and the house is close to a small range of shops, Doctor's surgery and primary school. There is a timetabled bus service to the town centre. Newton Abbot offers a wide range of amenities including a bustling high street with a variety of shops and restaurants, a number of primary and secondary schools, a hospital, a leisure centre and various parks. For the commuter, Windsor Avenue is convenient for the A380 dual carriageways to Torbay, Exeter and the M5 beyond, as well as the mainline train station with direct links to London Paddington.

The Accommodation:

A composite part double glazed entrance door leads to the entrance hallway with LVT flooring which runs through the ground floor, coats cupboard, stairs to first floor and cloakroom/WC with low-level WC and corner wash basin. The lounge is dual-aspect with window to front and French doors leading to the rear garden. There is a separate dining room with two windows to front and the kitchen/breakfast room is extensively fitted with a modern range of wall and base units with rolled edge work surfaces, matching splashback, inset single drainer sink unit, built-in appliances including double oven, hob, fridge/freezer, dishwasher and washing machine, cupboard housing wall mounted gas boiler, window and composite part double glazed door leading to the rear garden.

Upstairs, the landing has an airing cupboard and access to a loft. Bedroom one has a range of fitted wardrobes and window to rear with view towards Haytor and an en-suite shower room with shower cubicle, low-level WC, pedestal wash basin and window. Bedroom two has three windows to front with a fitted wardrobe and chest of drawers. Bedroom three has two windows to front and built-in wardrobes and bedroom four has a window to rear.

The bathroom has a white suite comprising panelled bath with shower over, screen and tiling to surround, low-level WC, pedestal wash basin and window.

Gardens & Parking:

Outside to the front there is path to front door and driveway leading to a single garage with metal up and over door and courtesy door to the rear garden which enjoys a sunny aspect with large paved patio suitable for alfresco dining and enjoying the sun with a predominantly level lawn with fencing to boundaries.

Directions:

From the Penn Inn roundabout at Newton Abbot take the Milber / Combeinteignhead exit. Continue straight ahead at the traffic lights up Shaldon Road. At the brow of the hill turn left into Haytor Drive. Follow the road halfway down the hill to the junction with Windsor Avenue, and turn right into Windsor Avenue. Take the first left into Hockmore Drive and Baron Way is the first turning on the right.



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Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

Service Charge: Currently approximately £306 per annum.

Review Period: Annually

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 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 ± 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.