



Newton Abbot

3x  1x 

ENERGY
RATING
E46

- Video Walk-through Available
- Immaculate Semi-Detached House
- 3 Bedrooms (Master with Dressing Room)
- Lounge & Kitchen/Dining/Family Room
- Modern Shower Room
- Separate Utility
- Driveway and Garage
- Level Gardens
- Convenient Location

Guide Price:
£300,000
FREEHOLD

101 Broadlands Avenue, Newton Abbot, TQ12 1SH



1000s of homes sold in Teignbridge

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

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A superbly presented, tastefully modernised and extended semi-detached home situated in a popular residential location. A credit to the sellers we are pleased to offer for sale this family home which is in show home condition offering spacious and versatile accommodation which will appeal to a wide range of buyers.

Broadlands Avenue is a popular residential area convenient for primary and secondary schools, colleges and a leisure centre. It is also just a short walk from Newton Abbot town centre with its wide range of shops and amenities including a hospital, mainline railway station and bus station. For the commuter, the A38 to Plymouth and Exeter is approximately four miles away.

The Accommodation:

An open canopy porch with composite entrance door leads to the kitchen/diner/family area with two windows to front, ornamental multi-fuel burner with cupboard to side, stairs to first floor and laminate flooring. The kitchen is fitted with a modern range of units with work surfaces and matching splashback, inset single drainer sink unit, built-in oven and hob and concealed fridge/freezer and space for dishwasher. There is an inner hallway with storage cupboard housing hot water system and glazed door to the lounge which has a window and French doors leading to the garden. The utility room has courtesy door to garage, plumbing for washing machine, space for fridge/freezer, window to rear and composite part double glazed door to outside. The cloakroom/WC has a low-level WC and pedestal wash basin.

Upstairs on the first floor the landing has a window to side. Bedroom one has two windows to rear, window side and a dressing room with Velux window. Bedrooms two and three both have windows to front. There is also a modern shower room with shower cubicle, low-level WC, vanity wash basin, obscure-glazed window and Velux window.

Garden & Parking:

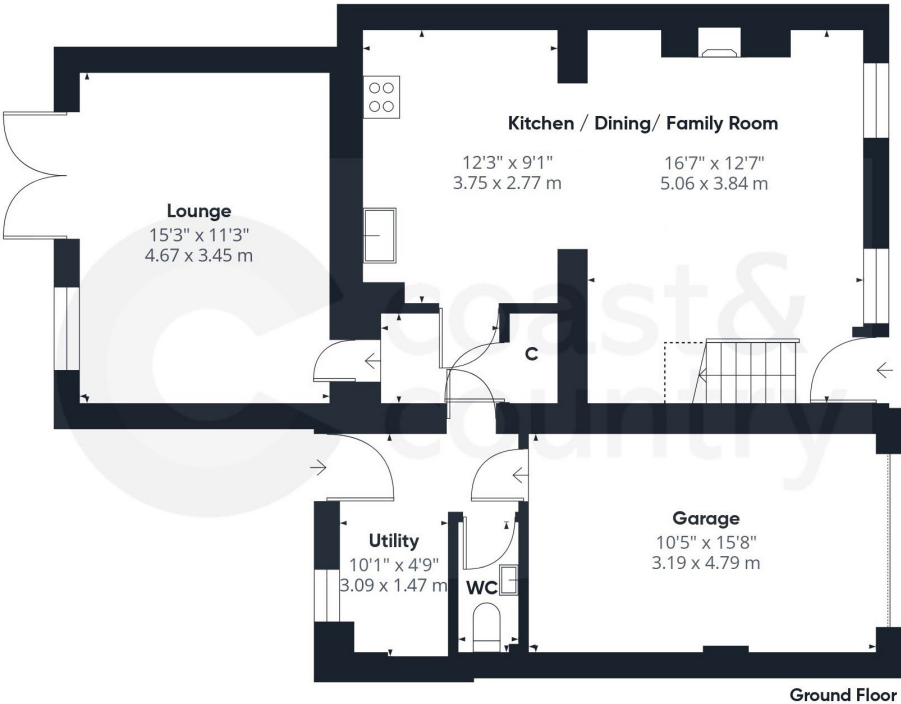
Outside to the front there are double gates and driveway leading to the garage with electric roller door and a lawned area with a variety of shrubs. The rear garden has been landscaped for ease of maintenance and to the side there is a timber deck path with paved patio perfect for alfresco dining. The rear garden is laid to a level lawn with railway sleeper borders, stone chippings and a variety of plants and flowers, timber summerhouse and small decked area.

Directions:

From the Coast & Country office follow the one way system. At the traffic lights turn left onto Halcyon road. At the next set of traffic lights turn right into Highweek Street then take the first left into Highweek road, take the second left into Broadlands Avenue.



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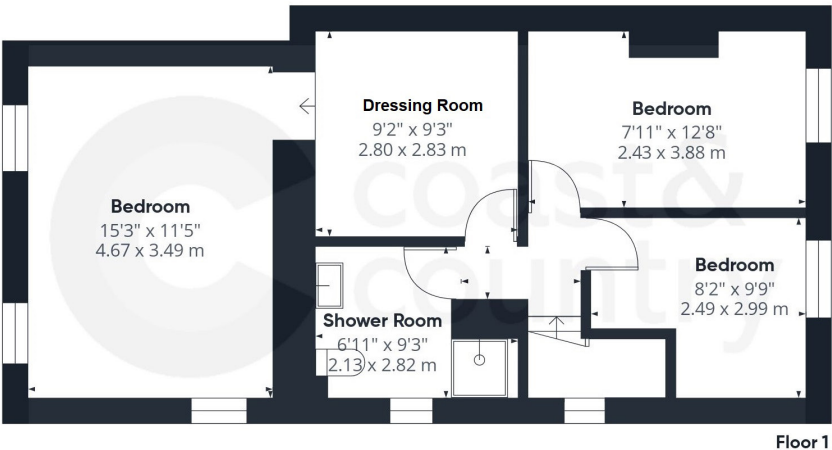


Approximate total area
1271 ft²
118 m²

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 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.

A number of properties in this area were originally of concrete construction, subsequently they were improved and upgraded by the addition of external brick walls creating a cavity. Prospective purchasers should ensure that their surveyors clarify the construction of this property and, if raising finance, a lender who lends on properties of the established construction type.

Floor Plans - For Illustrative Purposes Only

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.

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		