



Jetty Marsh, Newton Abbot

4x  2x 

ENERGY
RATING
C77

- Video Walk-through Available
- Deceptively Spacious Terraced House
- 4 Bedrooms (Master en-suite)
- Generous Lounge with French Doors to the Garden
- High-Gloss Kitchen/Diner
- Level Enclosed Garden
- Double-Width Driveway
- Beautifully-Presented Throughout
- Sought-After and Convenient Location

Guide Price:
£395,000
FREEHOLD

43 Hamilton Drive, Newton Abbot, TQ12 2TL



1000s of homes sold in Teignbridge

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

43 Hamilton Drive, Newton Abbot, TQ12 2TL

A deceptively spacious middle terraced family home offering over 1500sqft of accommodation over 3 floors. Situated on the popular and conveniently located Jetty Marsh development the property has a double width driveway at the front providing parking. At the rear there is a privately enclosed level garden with pedestrian access gate, lawn, ornamental pond, timber storage shed, colourful planting, and smart decked terrace ideal for summer dining.

A credit to the current owner, the property has been subject to much improvement over recent years and can only be appreciated by internal viewing.

The Jetty Marsh development is superbly positioned for communication links with the main line railway station is around 1 mile level walk away, the A38 Devon Expressway around 2.6 miles' drive away and the A380 link road around 1.2 miles' drive away. Newton Abbot's vibrant town centre with its excellent range of shops, businesses, restaurants, bars, and coffee shops is around 0.6 miles' (clock tower) walk away, and both primary and secondary schools even closer.

The Accommodation:

Stepping inside, the light filled interior is immaculately presented with well-proportioned rooms and a degree of versatility. A smart composite front door opens into a spacious hallway with laminate flooring and stairs rising to the first floor and descending to the lower floor. Off the hall is a useful guest cloakroom with WC and basin. Also at entry level is the first-class kitchen/diner refitted with a comprehensive range of sleek high gloss cabinets and some integrated appliances; the light supplied by a rear facing window and a set of French doors with Juliet-style balcony. Completing this floor is a particularly spacious addition reception room or fourth bedroom overlooking the front.

At the lower level, a hallway provides access to a plumbed laundry room, study and the most impressive lounge with direct access to the rear garden through French doors with full-height side panels.

On the first floor are three bedrooms and a well-appointed family bathroom. The principal bedroom has fitted wardrobes and an en-suite shower room which has been updated over recent times with

large shower cabinet, WC and basin.

Parking:

Double-width driveway at the front.

Gardens:

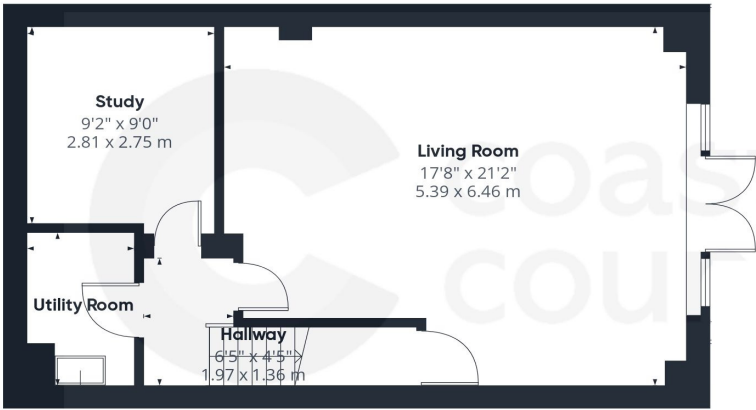
Lovely enclosed and level rear garden with lawn, decked terrace, colourful planting, timber shed, and ornamental pond. The rear garden has a gated pedestrian access.

Directions:

From the train station head into town and take the right hand turn at the junction into The Avenue. Follow the road until you reach the roundabout. Take second exit into Jetty Marsh Road and at the next roundabout the first exit. Hamilton Drive is the first turning on the left.



43 Hamilton Drive, Newton Abbot, TQ12 2TL



Lower Ground Floor

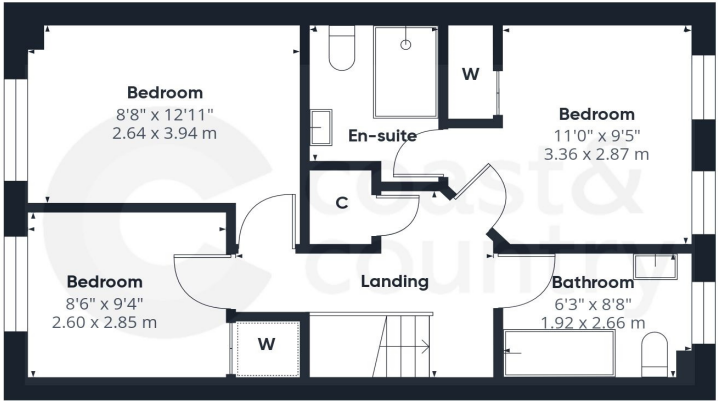
Approximate total area
1514 ft²
140.5 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



Floor 1

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	77 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.