



Newton Abbot

3x  2x 

ENERGY
RATING
B82

- Video Walk-through Available
- Modern Detached House
- 3 Bedrooms (1 en-suite)
- Kitchen/Diner and Lounge
- Family Bathroom and Ground Floor WC
- Driveway Parking
- Enclosed Rear Garden
- Well-Presented Throughout
- Popular Location
- Convenient for A38 (3 miles)

Guide Price:
£290,000
FREEHOLD

14 Burnet Road, Newton Abbot, TQ12 1GU



1000s of homes sold in Teignbridge

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

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A smart modern detached house with attractive face brick elevations situated on the popular Hele Park development. With a driveway to the side providing parking the property has a delightful enclosed rear garden with paved terrace ideal for summer dining and a well-tended lawn beyond. Also accessed from the rear garden and sitting at the end of the driveway is a substantial store ideal for bikes etc.

Hele Park is situated just off the A383 Ashburton Road and on the sought after Highweek side of town. For the commuter the A38 Devon Expressway is around 3 miles drive. Newton Abbots vibrant and well served town centre is around 2 miles drive offering an excellent range of shops, businesses, restaurants, bars and cafes. Even closer are both primary and secondary schools.

The Accommodation:

Stepping inside the property offers a light filled interior with neutral décor and tones. The front door with canopy over opens into the entrance hallway with light wood effect flooring and stairs to first floor with cupboard below. Off the hall is a handy guest cloakroom with white suite of WC and basin. Overlooking and opening to the rear garden through French doors with full height side panels and an additional window providing extra light is living room. Overlooking the front is the kitchen with a selection of cabinets some integrated appliances and space for a table and chairs.

Moving up to the first floor the landing provides access to three bedrooms and a well-appointed bathroom. The principal bedroom has a recessed fitted wardrobe with twin doors and also a first-class en-suite with shower cabinet, low level WC and wash basin.

Parking:

Driveway to the side with excellent store shed beyond.

Gardens:

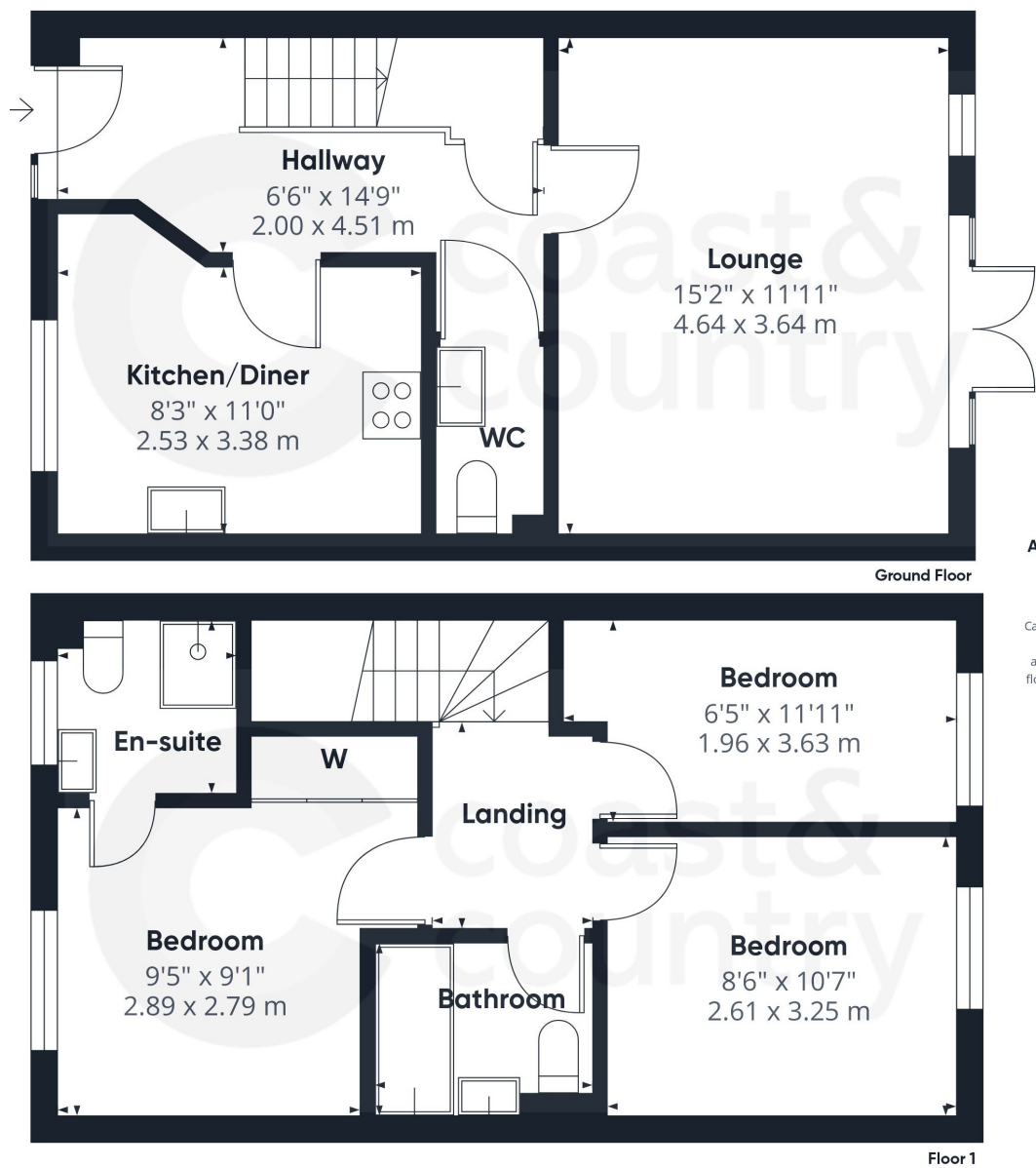
Lovely enclosed rear garden with paved terrace and neatly tended lawn.

Directions:

From Newton Abbot town centre take the A383 Ashburton Road out of town. After the parade of shops on the right you will reach a roundabout where you should take the second exit into Buttercup Way. Burnet Road is the second on the left.



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Approximate total area

771 ft²

71.8 m²

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

GIRAFFE360

Agents Notes:

Council Tax: Currently Band C
Tenure: Freehold
Mains water. Mains gas. Mains drainage. Mains electricity.
Service Charge: Currently approximately £140 per annum.
Review Period: Annually.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 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 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.