



Newton Abbot

3x  1x 

ENERGY
RATING
TBC

- Virtual Tour Available
- Semi-Detached House
- 3 Bedrooms
- Lounge and Dining Area
- First Floor Family Bathroom

- Driveway and Single Garage
- Front and Rear Gardens
- Ideal First or Family Home
- Popular Residential Location
- Convenient for A380

Guide Price:
£190,000
FREEHOLD

2 Haldon Rise, Newton Abbot, TQ12 4BG

A three-bedroom semi-detached family home in a convenient position within the popular Buckland estate on the outskirts of town. The property boasts gas central heating and double glazing and the accommodation includes a dual-aspect lounge/dining room, kitchen, bathroom and three bedrooms. Outside there is a driveway leading to a single garage and generous rear garden. The property will make an ideal first purchase or family home.

Accommodation:

A composite part obscure double glazed entrance door with side panel leads to the entrance hallway with stairs to first floor and door to the lounge/dining room with UPVC double glazed window to front, feature tiled fireplace and opening to the dining area with a UPVC double glazed window to rear and opening to the kitchen which is fitted with a range of white high gloss wall and base units with rolled edge work surfaces, tile splashback, inset single drainer sink unit, space for cooker, storage cupboard housing wall mounted gas boiler, UPVC double glazed window to rear and UPVC obscure double glazed door to a covered walkway with UPVC double glazed doors to front and rear and a courtesy door to the garage.

Upstairs on the first floor the landing has access to loft, UPVC double glazed window to side and a storage cupboard. Bedrooms one and three both have UPVC double glazed windows to front enjoying views over Newton Abbot towards Dartmoor in the distance. Bedroom two

has an airing cupboard housing lagged hot water cylinder and UPVC double glazed window to rear. The bathroom has a suite comprising panelled bath with shower over, low level WC, pedestal wash basin, tiled walls and UPVC obscure double glazed window.

Outside:

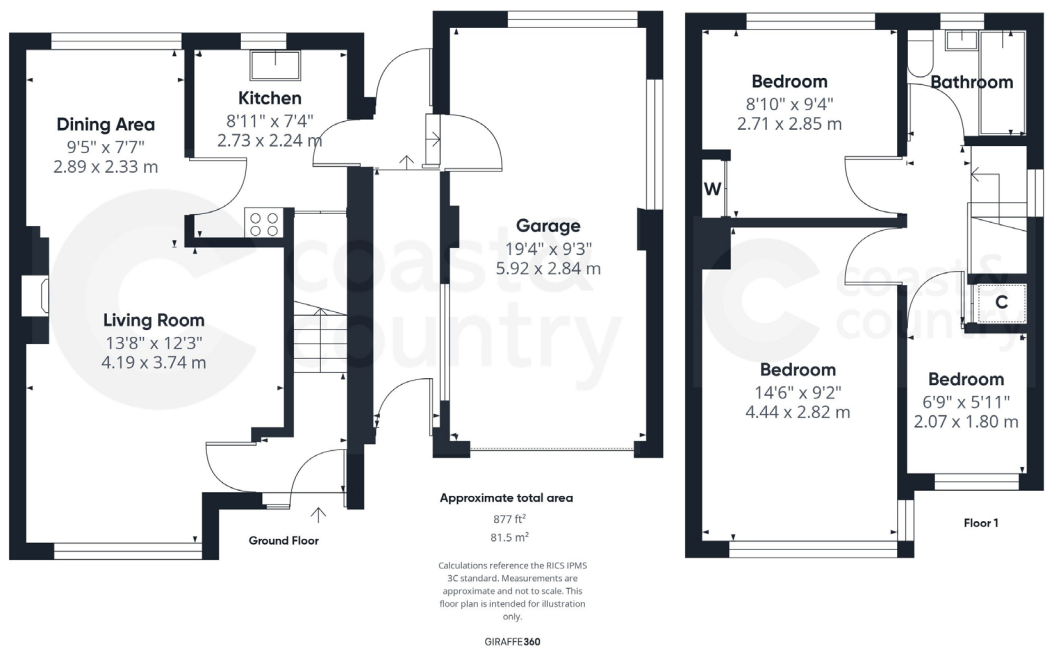
The front garden is paved with flower and shrub borders. The rear garden has steps up to a level lawn and further sloping garden to side.

Parking:

Outside to the front double gates and driveway providing off-road parking lead to a single garage with metal up and over door and double glazed windows to side and rear.

Directions:

From Newton Abbot Penn Inn roundabout take the Buckland exit. Turn left at the traffic lights into Queensway. Haldon Rise is the third turning on the right and the property can be found just past the small parade of shops.



Agents Notes:

Council Tax: Currently Band C

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		
69-80	C		76 C
55-68	D	62 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.