



3 Newton Hall, Coach Road,
Newton Abbot.

Asking Price of £249,995

THREE STOREY HOUSE

FOUR BEDROOMS, MASTER
EN-SUITE

LARGE LOUNGE, WITH LOG
BURNER

MODERN FITTED KITCHEN /
DINING ROOM

FAMILY SHOWER ROOM

LANDSCAPED SUNNY
GARDEN

PARKING FOR THREE CARS

FULLY MODERNIZED
THROUGHOUT



DESCRIPTION

Relocate Homes are pleased to offer this fantastic, fully modernized family home, near the attractive Decoy park. The accommodation internally comprises of an entrance hallway, with lower level bedroom with En-suite, from the hallway a staircase to the landing which has a large spacious lounge with far reaching views over the surrounding area, kitchen/breakfast room and 3 bedrooms on the second floor with a family bathroom. The property has a new rubber flat roof, covered with Solar panels which contribute to all aspects of the property's energy needs. There is ample off road parking for three cars as well as the use of three dedicated visitor spaces opposite. There is a bright and easy care garden to the rear which has a large covered veranda area for alfresco dining and plenty of storage. There is also a large dry cellar.

LOCATION

The property is a small select development situated within easy reach of all local facilities to include town centre, A380, A38, main rail line station to London/Paddington. Easy access to the popular Decoy park. It is only a few minutes drive or short walk from a choice of supermarkets, great places to eat and a range of Good Primary Schools. At the bottom of the private driveway is access to a large sports field, skate park, BMX track and the fabulous Decoy Park with its water sports lake, woodland walks and play areas. This is an extremely sought after and very peaceful area of Newton Abbot.

ACCOMODATION

ENTRANCE HALL

Double glazed door with glass panels lead into a good size hallway, that leads to the ground floor bedroom and stairs that lead to the first floor. Tiled flooring, lighting and power.

MASTER BEDROOM / EN-SUITE

The recently converted integral garage has its own separate entrance and is an impressive, light modern space that can be used as a self contained unit for visiting family or guests. Comprising of, wood effect flooring, power, down lighting, electric heater, vanity sink, double glazed door to the front.

Hallway leading to En-Suite, comprising of, glazed shower door, mains chrome shower, extractor fan, modern white, vanity sink and WC, chrome towel heater, down lighting, wood effect flooring, and consumer box.

STAIRS TO FIRST FLOOR

From the entrance hall stairs lead to:

FIRST FLOOR LANDLING

Light and airy landing comprising of, carpet and lighting, leading to, lounge and kitchen/dinner.

KITCHEN/DINER

This space has been tastefully modernized with gloss white floor and wall units, roll edge worktop, integrated single oven and extractor, chrome sink with mixer tap, space for washing machine, dishwasher and fridge freezer. partly tiles walls, glass splash back, vinyl flooring, lighting and power. French patio door leading to to the garden.

LOUNGE

This large space offers stunning views across the local Decoy park woodland, wood effect flooring, wood burner, lighting, power, aerial point, dimmer lighting, ceiling light, and wall lights.

STAIRS FROM LOUNGE

From the lounge stairs leads to:

SECOND FLOOR LANDLING

Light and airy space with, dome skylight, carpet, electric heater, lighting, and power. A large storage and airing cupboard houses the large, modern immersion water heater that can be powered by the solar panels when the energy is not required elsewhere.

BEDROOM 3

Large double bedroom with, carpet, lighting, power, electric heating, storage cupboard above stairs, double glazed window to front.

BEDROOM 2

Good size double bedroom, with lighting, power, double glazed window to rear.

BEDROOM 4

Bedroom, with lighting, power, electric heating, carpet, double glazed window to rear.

FAMILY SHOWER ROOM

Fully modernized family shower room, with glazed shower cubicle, chrome mains mixer shower, white gloss vanity sink, white WC, dome lighting, down lighting, vinyl flooring, shower wall, towel heater.







OUTSIDE

The double glazed French double doors in the kitchen lead to a generous patio area which is partly covered by a large modern porch making the garden usable in all weathers. There are steps which lead to the tiered sections of the landscaped garden with colorful raised beds, climbing plants and matured shrubs. This sunny and very peaceful garden is superb for barbecues and alfresco dining. It has a variety of lighting, an outside tap and plenty of space for storage and even pets

FRONT GARDEN

Parking for three vehicles on the driveway, block paving, outside lighting and a small chipped area for storage and planters. The road is a very quiet private cul-de-sac with beautiful well maintained communal gardens.

FLOOR PLAN TO FOLLOW

COUNCIL TAX BAND

Tax band C

TENURE

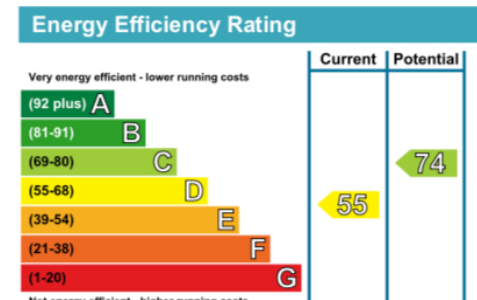
Freehold

SAERVICE CHARGE

£600 PA, Inclusive of ground maintenance and communal areas.

LOCAL AUTHORITY

Teignbridge District Council



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