



Our View “*Stunning contemporary townhouse offering spacious accommodation close to the town centre.*”

A superb three to four bedroom town house presented to a high standard throughout arranged over three levels with off road parking and enclosed gardens located in the heart of Newton Abbot.

The accommodation comprises the entrance hallway with solid ash flooring which continues throughout the entire ground floor. A door leads into the delightful open plan living/kitchen/dining room which is a superb space with the kitchen area featuring a range of matching wall and base level units with granite work surfaces and a mixer tap sink and drainer. Built in appliances include a double oven, induction hob, fridge/freezer, microwave and dishwasher and there is a useful cupboard providing space and plumbing for a washing machine. There are inset spotlights and a double glazed window to the rear. The living area features a range of built in storage and double doors onto the garden.

From the entrance hallway you have a useful storage cupboard and stairs rising to the first floor where, leading out from the landing area, you will find two bedrooms, both with built in

storage and double glazed windows. On this floor you also have a modern fitted bathroom with a suite comprising a low level flush WC, pedestal wash hand basin, panelled bath and separate shower and there are part tiled walls and an obscure double glazed window to the rear.

From the landing you have additional storage and stairs rising to the second floor where you will find a bedroom/study which is flooded with natural light from the skylight and velux window. A door leads to the master bedroom which is a bright and spacious room, again very light from the skylight and double glazed windows to the front, and featuring built in wardrobes. A door leads into the en suite shower room with a low level flush WC, pedestal wash hand basin and mains shower.

Externally 9 Harrington Court features an off road parking space at the front. To the rear you have a delightful enclosed garden laid to decking providing low maintenance with seating areas offering space for outside dining and entertaining.

Newton Abbot has a wide range of amenities and facilities, including hospital, primary and

secondary schools, leisure centre, various shops, superstores, race course, and rail station on the London Paddington - Plymouth mainline. There is good dual carriageway access to Plymouth, Exeter and the motorway network beyond.

- Entrance hallway
- Open plan living/kitchen/dining room with doors to the garden
- Two first floor bedrooms
- Modern fitted bathroom
- Second floor bedroom/study
- Second floor master bedroom with en suite shower room
- Off road parking space for one car
- Delightful enclosed garden
- Close proximity to town centre
- Chain free





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL FLOOR AREA : 113.3 sq.m. (1219 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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