



Our View “Detached bungalow with delightful garden in popular residential location”

A well presented two bedroom detached bungalow with a garage and gardens benefiting from delightful far reaching views.

The accommodation comprises the entrance hallway with oak flooring and a door to the living room which features continued wood flooring and double glazed windows to the front and side with superb far reaching views over Newton Abbot to Haytor. The kitchen/breakfast room has a range of matching wall and base level units with a mixer tap sink and drainer. Built in appliances include an oven with a ceramic hob and dishwasher and there is space for a fridge/freezer. There is tiled flooring and double glazed windows to the side and rear and a door to the garden.

There are two double bedrooms to the property, with the master having built in wardrobes and a double glazed window to the front enjoying the views. The second bedroom has a double glazed window to the rear overlooking the garden and a hatch to the loft space which is fully boarded and houses the combi boiler. The bathroom has a suite comprising a low level flush WC, pedestal wash hand basin with storage beneath and an over sized bath with a shower from the mains.

There are part tiled walls and tiled flooring with the benefit of underfloor heating and an obscure double glazed window to the rear. From the entrance hallway you have a door to the airing cupboard.

Externally, to the front you have off road parking for three to four cars with a driveway leading to the garage with a metal up and over door, power and light, space and plumbing for a washing machine and tumble dryer and a window and door to the garden. Either side of the property steps rise to the front entrance and terrace. To the rear you have a deceptively spacious rear garden with an area laid to stone chippings and a pathway leading out from kitchen. Steps rise to a further level stone chipped area bordered by a pleasant assortment of flowerbeds and shrubs. Further steps rise to another level area laid to stone chippings, where you have a greenhouse, enjoying far reaching panoramic views across Newton Abbot towards Dartmoor. The garden has gated access to one side and a door providing access to the garage.

Haytor Grove is situated in a popular residential area on the outskirts of Newton Abbot with some local shops including a Co-op store, post office and a launderette, a primary school and a regular

bus service to the town centre. Newton Abbot has a wider range of amenities, which include various shops, superstores, hospital, primary and secondary schools, leisure centre, race course, and a rail station on the London Paddington - Plymouth mainline. The Penn Inn roundabout offers good access to the A380 dual carriageway to Exeter, Exeter airport, and the M5 beyond.

- Entrance hallway
- Living room
- Kitchen/breakfast room
- Two double bedrooms
- Bathroom
- Garage
- Off road parking for three to four cars
- Deceptively spacious garden
- Superb views

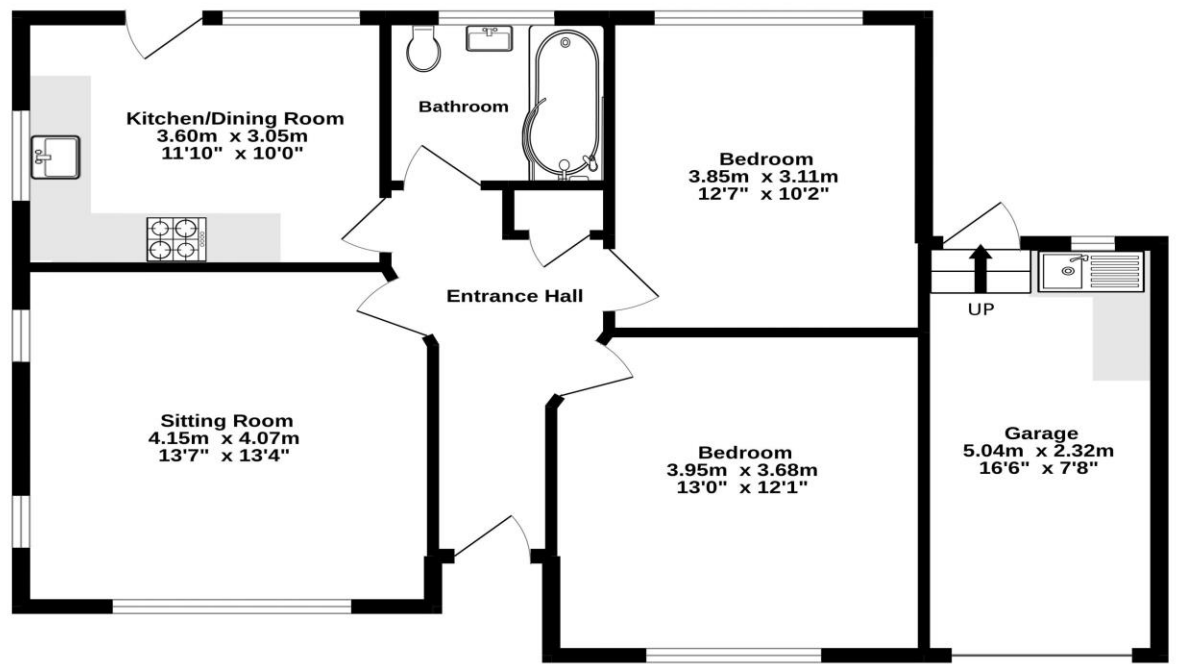




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
77.4 sq.m. (833 sq.ft.) approx.



TOTAL FLOOR AREA : 77.4 sq.m. (833 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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