



Our View “*Situated on the edge of Newton Abbot, this lovely property offers spacious and flexible living accommodation*”

This delightful spacious three to four bedroom property is well presented throughout with a modern kitchen and bathroom along with enclosed gardens and is situated in a convenient location in Newton Abbot.

The accommodation comprises an entrance hallway with access to the living room which is bright and spacious with double glazed windows to the rear. An internal door leads into a study/hobby room which is a versatile space which could be utilised as a further bedroom enjoying an obscured double glazed window to the side and a door to rear. From the entrance hallway you have access to the superb spacious kitchen/dining room which measures the whole depth of the property with a fitted modern kitchen comprising a range of matching wall and base level units with a mixer tap sink and drainer. Built-in appliances include an oven and grill, induction hob with extraction hood and light above, fridge freezer, dishwasher and washing machine and there is wood effect laminate flooring. A spacious dining area has a delightful bay window to the front and spotlights and from the kitchen area there is a double glazed window and door to the rear garden. From entrance

hallway you also have storage beneath the staircase and a door to the downstairs WC.

Stairs rise to the first floor via a split staircase to the spacious landing where you have access to three bedrooms, two doubles and a single. The double bedrooms both benefit from built-in wardrobes, with one having a double glazed window to the rear and bedroom two features a double glazed window to the front enjoying superb far reaching views across Newton Abbot towards the moor. Dividing the bedrooms is a superb modern fitted bathroom with a four piece suite comprising a low level flush WC, two separate wash hand basins with storage beneath, panelled bath and separate shower and there is an obscured double glazed window to the rear. From the landing area you have useful storage space and a hatch providing access to the loft.

Externally to the front you have a stone chipped front garden with a pathway leading to front entrance. To the rear you have a deceptively spacious garden providing low maintenance with a patio area leading to decking, creating an ideal area for outside dining and entertaining.

- Entrance hallway
- Bright and spacious living room
- Ground floor bedroom/office/hobby room
- Superb kitchen/dining room
- Three first floor bedrooms
- Very spacious bathroom
- Deceptively spacious low maintenance rear garden
- Convenient location on the edge of Newton Abbot
- The property benefits from solar panels which are owned





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)	84	89
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

