



Sovereign Road, Newton Abbot

Offers Over £260,000

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In a cul de sac position and close to a local primary school this recently built semi detached property offers an excellent family home. Bradley Barton offers a range of nearby amenities including a Primary School, convenience store, bus service, children's play park, community centre and direct access in to Bradley Woods, perfect for dog walkers!



INTRODUCTION

Built by Persimmon Homes in 2022 the property comes with the peace of mind of the remainder of a new home warranty. Features include two 'side by side' parking spaces to the front, an ensuite shower room to bedroom one and a south facing garden with a pleasant outlook.

Internally an entrance hall with ground floor WC opens into the sitting room and in turn the contemporary kitchen/diner with double doors opening on to the level rear garden. On the first floor the landing leads to three bedrooms, bedroom one with the ensuite, and there is a family bathroom/WC. The property is further complemented throughout with UPVC double glazed windows and doors and has central heating. An internal inspection is highly recommended in order to appreciate this fantastic home.

The accommodation comprises,

Door with obscure glazed insets to:

ENTRANCE HALL Pendant light point, stairs with hand rail to first floor, smoke detector, radiator, consumer unit, doors to:



SITTING ROOM - 4.24m x 3.56m (13'11" x 11'8") Pendant light point, smoke detector, UPVC double glazed window to front aspect, radiator with thermostat control, TV connection point, storage cupboard, door to:



KITCHEN/DINER - 4.52m x 2.57m (14'10" x 8'5") Inset spotlights and pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset 4 ring gas hob with extractor over, eye level cabinets, space for upright fridge freezer, built-in electric oven, space and plumbing for dishwasher, space and plumbing for washing machine, cupboard housing the boiler, UPVC double doors opening onto the rear garden.



GROUND FLOOR WC - 0.81m x 1.6m (2'8" x 5'3") Light point, UPVC obscure glazed window, pedestal wash hand basin with tiled splash back, WC, radiator with thermostat control.

FIRST FLOOR LANDING Pendant light point, smoke detector, hatch to loft space, airing cupboard, doors to:

BEDROOM ONE - 3.58m x 3.02m (11'9" x 9'11") Light point, smoke detector, UPVC double glazed window to front aspect, radiator, storage cupboard with hanging rail and shelving, door to:



ENSUITE SHOWER ROOM/WC Inset spotlights and light point, extractor, UPVC obscure glazed window. Comprising shower cubicle with mains fed shower, pedestal wash hand basin, WC, part tiled walls, heated towel rail.

BEDROOM TWO - 2.69m x 2.18m (8'10" x 7'2") Pendant light point, smoke detector, UPVC double glazed window to rear aspect with open aspect, radiator with thermostat control.

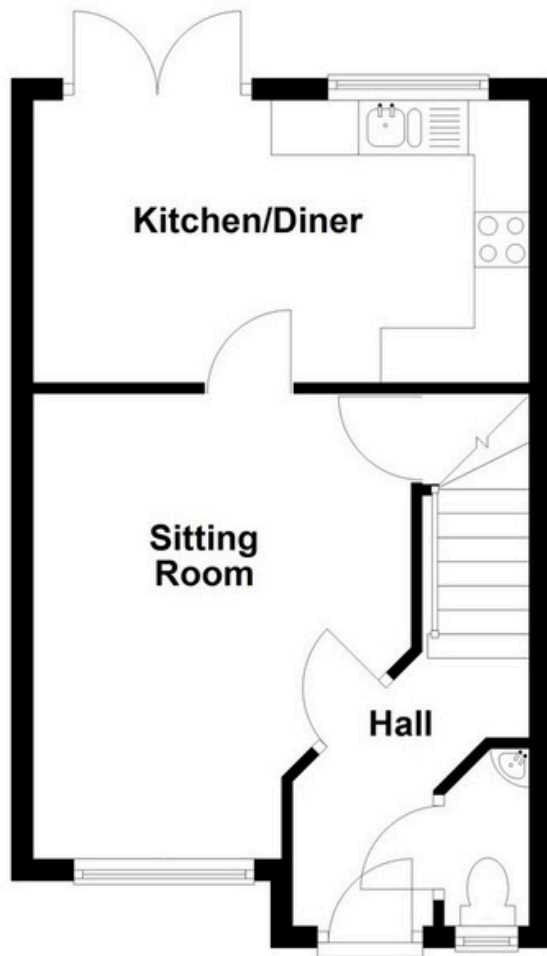
BEDROOM THREE - 2.18m x 1.63m (7'2" x 5'4") Pendant light point, UPVC double glazed window to rear aspect with open aspect, radiator with thermostat control.

BATHROOM/WC - 1.73m x 1.47m (5'8" x 4'10") Light point and inset spotlights, extractor fan, UPVC obscure glazed window. Comprising panelled bath with electric shower over and glazed screen, pedestal wash hand basin, WC, part tiled walls, heated towel rail.

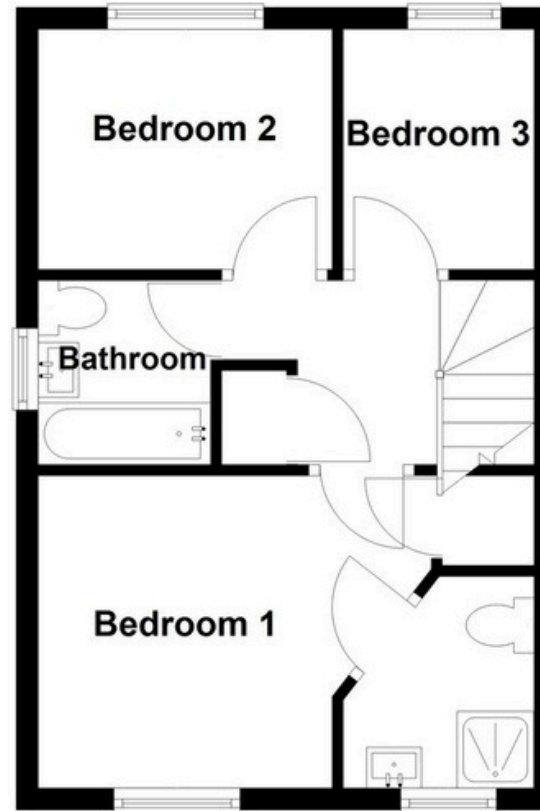
OUTSIDE FRONT At the front of the property is a tarmac driveway providing off road parking for two vehicles side by side and a pathway leading to the front door. To the side is a small area of lawned garden.

REAR To the rear of the property is a level garden, partly laid to paving and partly to lawn, accessed from the kitchen diner via double patio doors, enclosed by timber and wire fence with a pathway to the side, timber garden shed, outside lighting and outside tap.

Ground Floor



First Floor



USEFUL INFORMATION

- Tenure - Freehold
- Age - 2022
- Heating - Gas central heating
- Drainage - Mains
- Windows - Double glazed
- Council Tax - Tax band C
- EPC Rating - B/83 potential - A/96
- Broadband - To be confirmed
- Mobile - To be confirmed
- Development Fee Approx £220 per annum

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