



RE/MAX

PROPERTY HUB



34 Beacon Drive, Newton Abbot, TQ12 1GG

Guide price £530,000

RE/MAX are delighted to bring to the market this stunning 4 bedroom detached family home in the highly desirable estate of Beacon Drive, Newton Abbot. Built in 2015 by David Wilson Homes, this property comprises, open plan kitchen/diner, driveway parking, garage, mature rear garden with lawn and patio, 4 double bedrooms, master en-suite, double glazing and gas central heating. This property is not to be missed.

Highweek is one of the most popular residential areas in Newton Abbot. Still retaining its village atmosphere, there is a village hall, public house/restaurant and parish church. Regular buses go into the market town of Newton Abbot which is about three quarters of a mile away, where there is an excellent range of shops and social facilities and mainline railway station with direct and connecting services to most parts of the country. Access to the A38 Expressway, which links Plymouth and Exeter to the motorway network, is approximately five minutes' drive through open countryside.

Entrance Hallway

Lounge 19' 1" max x 12' 2" max (5.82m max x 3.71m max)

Study/Home Office 9' 4" max x 7' 7" max (2.84m max x 2.31m max)

Kitchen/Diner 20' max x 15' max (6.10m max x 4.57m max)

Utility Room

Wc

First Floor

Bedroom One 12' 2" max x 12' 9" (3.71m max x 3.89m)

Ensuite

Bedroom Two 10' 5" max x 12' 6" max (3.17m max x 3.81m max)

Bedroom Three 13' 4" max x 9' 4" max (4.06m max x 2.84m max)

Bedroom Four 10' 3" max x 7' 6" max (3.12m max x 2.29m max)

Family Bathroom

Rear Garden

Garage 20' 2" max x 11' 2" max (6.15m max x 3.40m max)

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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