



RE/MAX

PROPERTY HUB



4 Church Way, Newton Abbot, TQ12 4NB

Asking price £450,000

Situated in a highly sought after residential location, we are pleased to offer for sale this superbly presented modern executive style detached family home. The spacious accommodation on the ground floor comprises dual aspect lounge, there is a good size dining room, a modern kitchen/breakfast room and a cloakroom/WC. Upstairs there are four double bedrooms the master benefiting from an en suite shower room, there is also a family bathroom. Gas central heating and double glazing are installed, the property enjoys pleasant views from the rear. Outside there is a good size rear garden whilst to the front there is a driveway providing ample parking leading to an integral garage.

Location

Church Way is within the highly sought after Aller area of Newton Abbot which lies less than two miles from the centre of this market town. There is a supermarket and bus route close by, the property is also conveniently situated to access the A380 linking Exeter and Torbay. Newton Abbot itself is a thriving market town and offers a wide range of shopping and leisure facilities, also benefiting from a mainline railway station. The coastal resorts of Torbay and Teignbridge and the renowned Dartmoor National Park are all within a short drive.

Our View

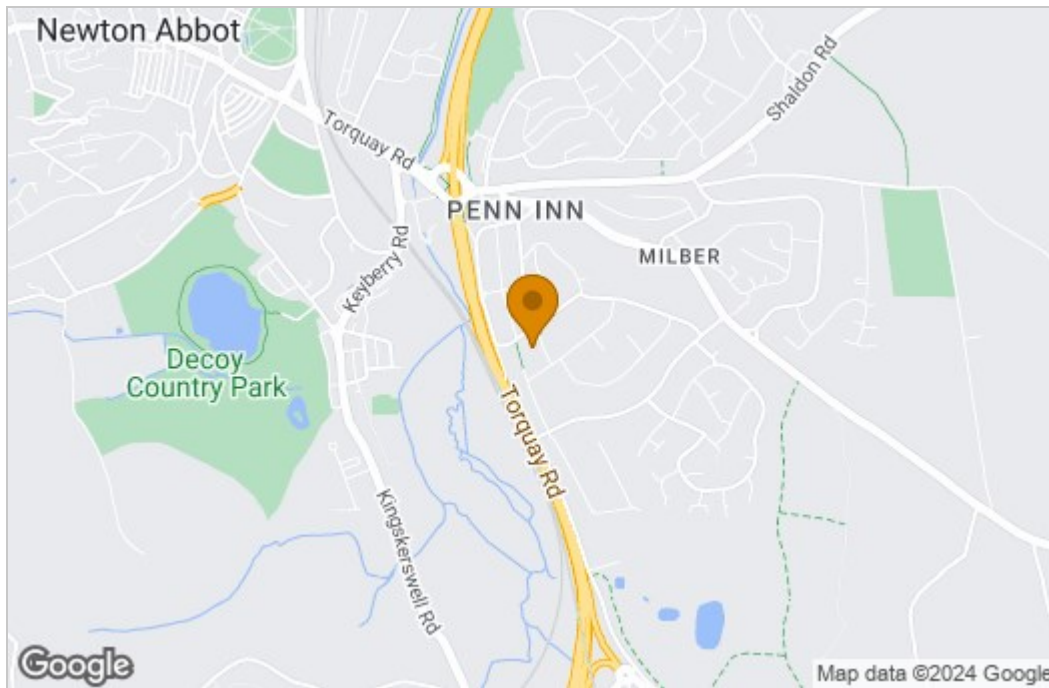
Internal viewings come highly recommended to appreciate the spacious, modern and superbly presented accommodation, this executive style family home offers. The property benefits from a good size garden ample

Floor Plan



Measurements are approximate. Not to scale. For illustrative purposes only

Area Map



Energy Efficiency Graph

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

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