



# RE/MAX

## PROPERTY HUB



### **46 Dandelion Place, Newton Abbot, TQ12 1GS**

**Guide price £260,000**

RE/MAX are delighted to bring to the market this lovely 2 bedroomed semi-detached property, built approximately 5 years ago. Situated on the edge of Newton Abbot, within easy driving distance of the town centre where a good range of amenities can be found.

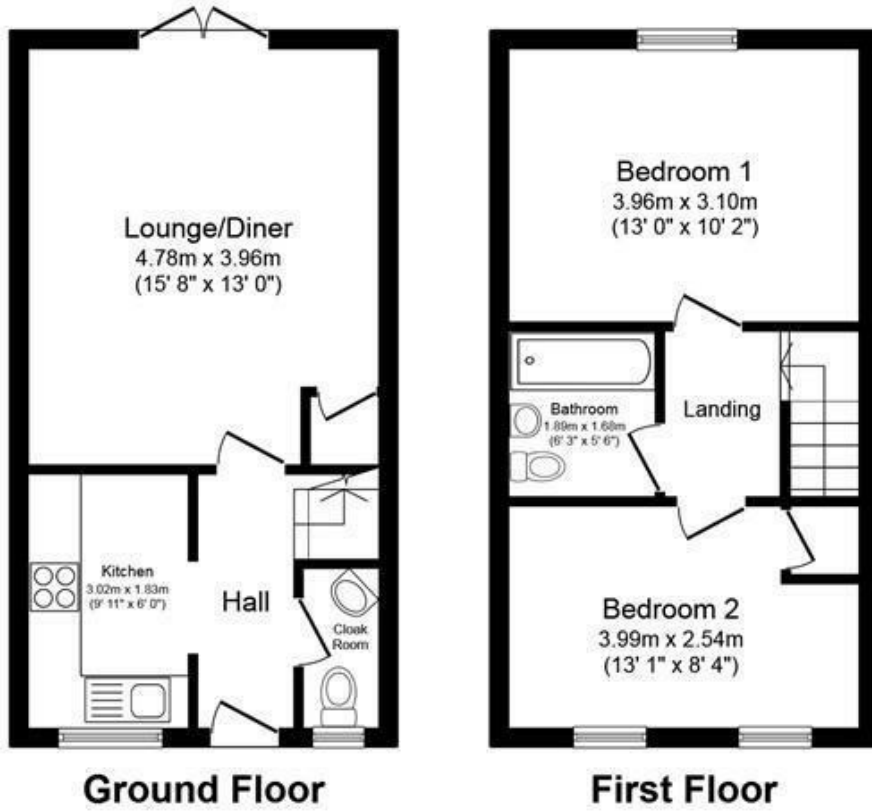
The accommodation internally comprises entrance hall with cloakroom, lounge/diner and a contemporary fully fitted kitchen on the ground floor. Upstairs there are 2 double bedrooms and a family bathroom.

The property benefits from the remaining balance of the NHBC, off road parking for 2 vehicles, a good sized private rear garden, gas central heating and uPVC double glazing.

Viewing is highly recommended for purchasers who are looking for a modern, low maintenance home.

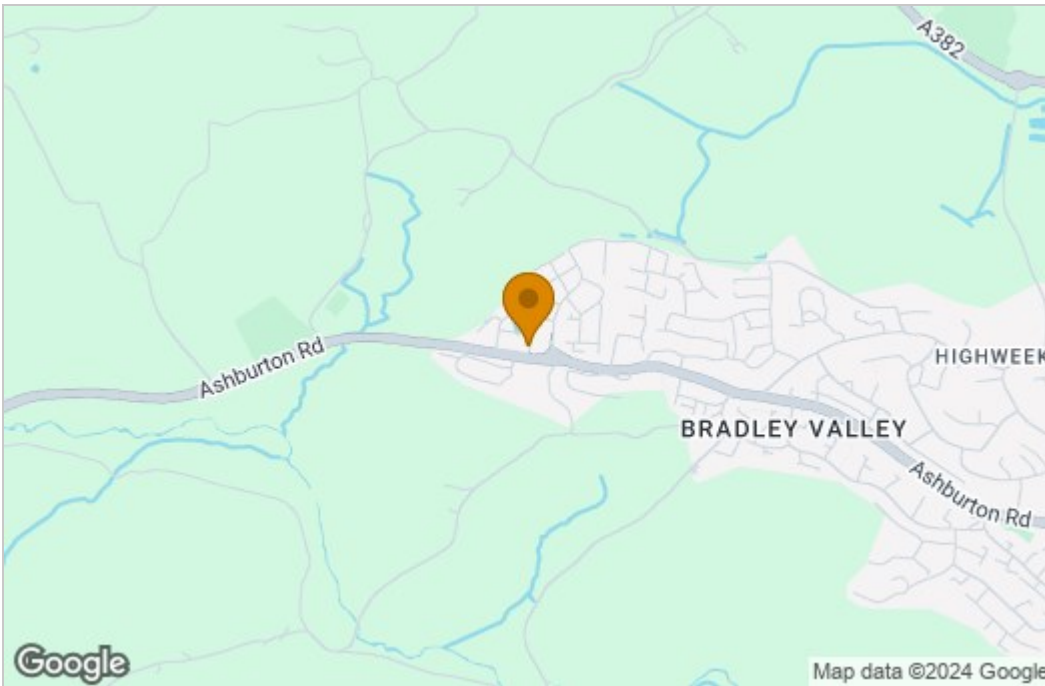


# Floor Plan

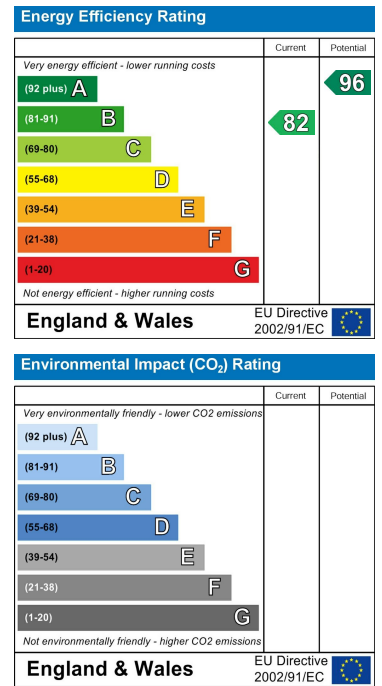


Total floor area 62.2 sq.m. (670 sq.ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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