



RE/MAX

PROPERTY HUB



8 Brownhills Road, Newton Abbot, TQ12 1TU

Guide price £270,000

Guide Price £270,000 - £280,000. RE/MAX are delighted to bring to the market this beautifully presented three-bedroom semi-detached house, located on Brownhills Road, offers an ideal balance of comfort and convenience.

Upon entering the property, you are greeted by a hallway that leads to the spacious dining area. This area flows effortlessly into the kitchen/diner and lounge, which are part of the extension. The first floor features three bedrooms and a family bathroom.

The enclosed rear garden, mostly laid to lawn, provides a wonderful space for outdoor entertaining.

Brownhills Road is well-positioned for easy access to local primary and secondary schools, as well as the leisure centre. The centre of Newton Abbot, with its wide range of amenities, is within walking distance. For commuters, the A38 Devon Expressway, offering routes to Plymouth and Exeter, is approximately three miles away.

****Front of the Property****

Driveway parking is available in front of a purpose-built garage. Steps lead up to the entrance, which is accompanied by a gravelled front garden and mature shrubs.

****Hallway****

A door on the left leads into the dining room, with stairs ascending to the first floor.

****Dining Room (12' 8" max x 13' 9" max)****

Two double-glazed windows at the front of the property, an under-stairs storage cupboard, and a wall-mounted radiator. A door leads through to the kitchen.

****Kitchen (12' 4" max x 9' 4" max)****

Two double-glazed windows overlooking the rear garden, with wall and base units, a one-and-a-half bowl composite sink/drain, oven, electric hob with extractor fan, integrated dishwasher, space for a washing machine and fridge-freezer, partial tiling, and a wall-mounted radiator. A door leads to the WC, while another door leads to a storage cupboard, and a glazed door opens into the lounge.

****W/C****

Equipped with a WC and wash hand basin.

****Lounge (16' 9" max x 12' 2" max)****

Double-glazed windows to both the front and rear of the property, French doors leading to the rear garden, and two wall-mounted radiators.

****First Floor****

Access to the loft and an airing cupboard housing the Worcester boiler, which has recently been serviced.

****Bedroom One (12' 9" max x 8' 3" max)****

A double-glazed window to the rear of the property and a wall-mounted radiator.

****Bedroom Two (9' 5" max x 9' 4" max)****

A double-glazed window to the front of the property and a wall-mounted radiator.

****Bedroom Three (8' 4" max x 6' 11" max)****

A double-glazed window to the front of the property and a wall-mounted radiator.

****Bathroom****

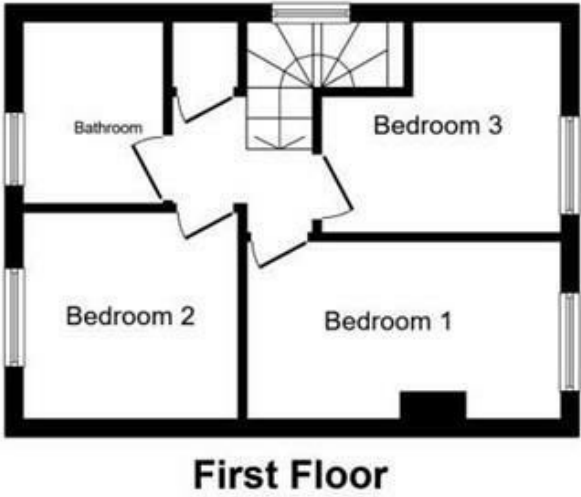
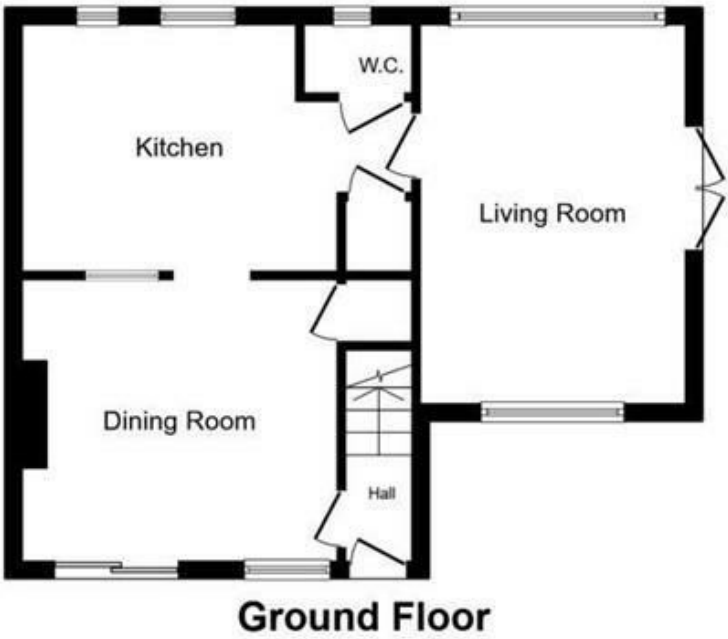
An obscure double-glazed window to the rear, with a bath featuring mixer taps and a shower overhead, vanity wash hand basin, WC, fully tiled walls, and a wall-mounted heated towel rail.

****Rear of the Property****

The enclosed garden features a patio area accessible through the French doors from the

lounge, with steps leading up to the main lawn area. There is also a gravelled area to one side of the garden.

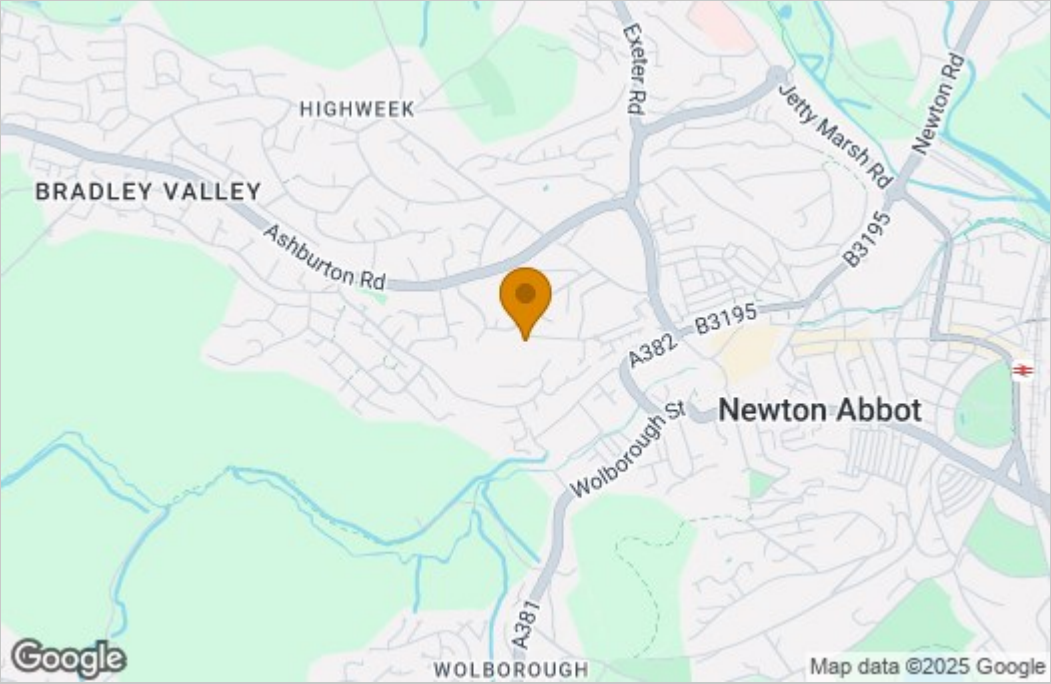
Floor Plan



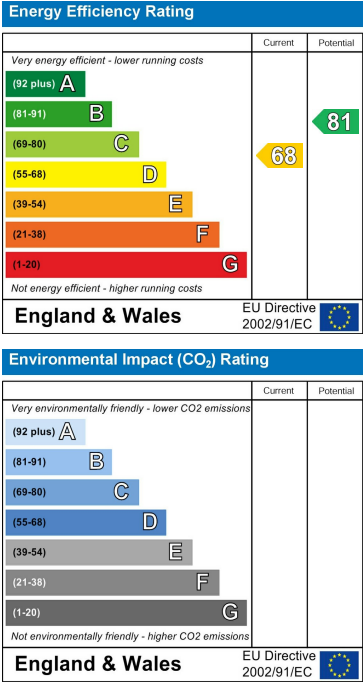
Total floor area 76.9 m² (828 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Energy Efficiency Graph



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