



# RE/MAX

## PROPERTY HUB



### 32 Flete Avenue, Newton Abbot, TQ12 4EH

**Guide price £280,000**

RE/MAX are pleased to present this well-proportioned three-bedroom end-of-terrace home in immaculate condition, ideally located within a highly regarded development on the outskirts of Newton Abbot.

Offering generous living space throughout, the property features a spacious lounge and a kitchen/diner on the ground floor. Upstairs, there are two double bedrooms, a single bedroom, and a family bathroom. Additional benefits include gas central heating, double glazing, and garden stores. The front and rear gardens are well established, and there's ample driveway parking with a car port. The home also enjoys scenic views across Newton Abbot towards Dartmoor.

This property will appeal to a broad range of buyers, and early viewing is strongly recommended to fully appreciate the space and location on offer.

#### Location

Flete Avenue is a popular residential street in the Buckland area, well served by local amenities including a primary school, shops, and regular bus services to Newton Abbot town centre, approximately one mile away. The A380, offering easy access to Torbay and Exeter, is just half a mile from the property, and Newton Abbot's mainline railway station is within walking distance—making it ideal for commuters.

#### Accommodation

A uPVC double-glazed front door opens into a hallway with access to a spacious lounge with a beautiful extension overlooking the rear garden and kitchen/diner. The hallway includes an under-stairs cupboard. The kitchen/diner offers space for a dining table and chairs, and features a fitted kitchen with appliance spaces and a double-glazed window and door to the rear garden.

Upstairs, the landing provides access to an airing cupboard and loft. There are two double bedrooms and one single, bedroom 1 and 2 both enjoy attractive views over Newton Abbot toward Dartmoor. There is also a modern fitted family bathroom suite.

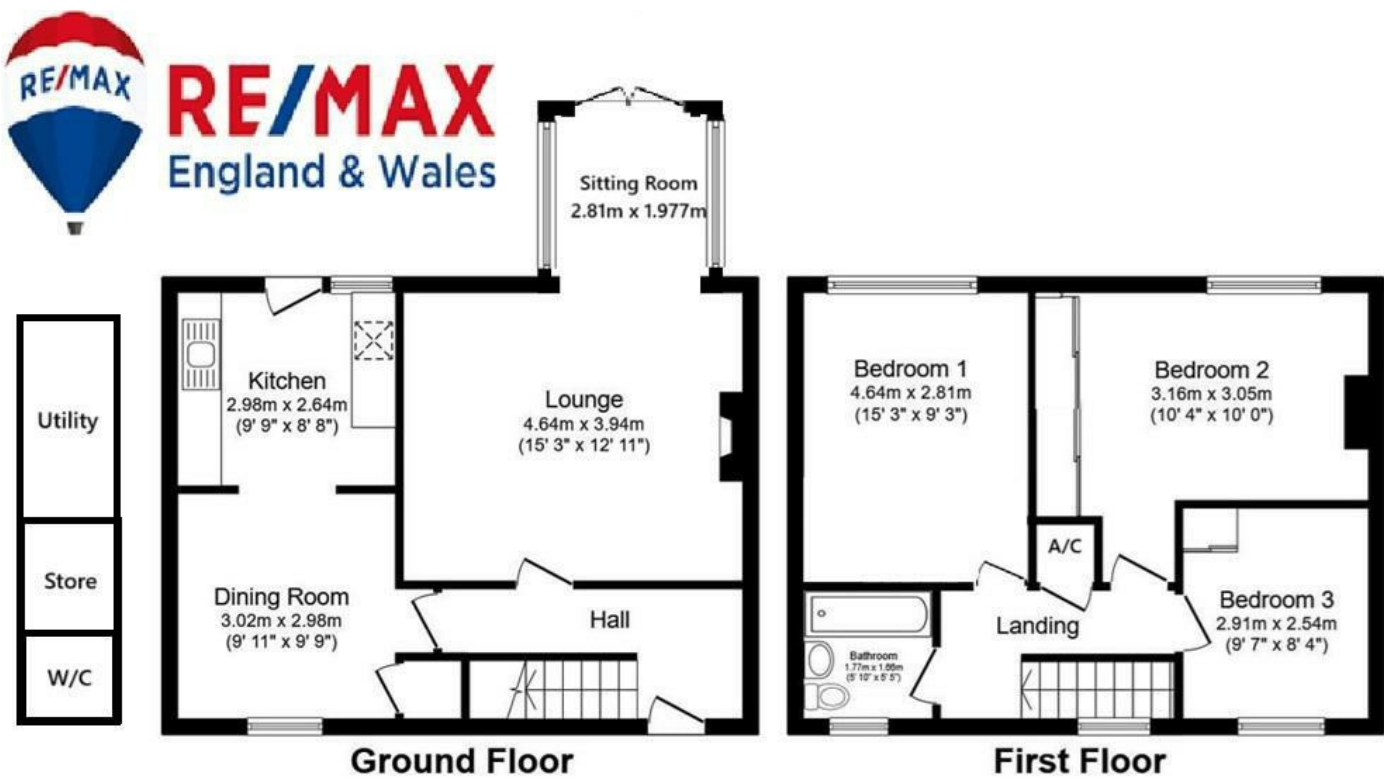
#### Gardens

To the front, a gated pathway leads to the entrance via a driveway bordered by a lawn, gravelled shrub areas. The generous rear garden includes a paved patio, lawn, resin pathways and gravelled shrub borders, along with three garden stores—one of which is used as a utility room with washing machine and dryer connections.

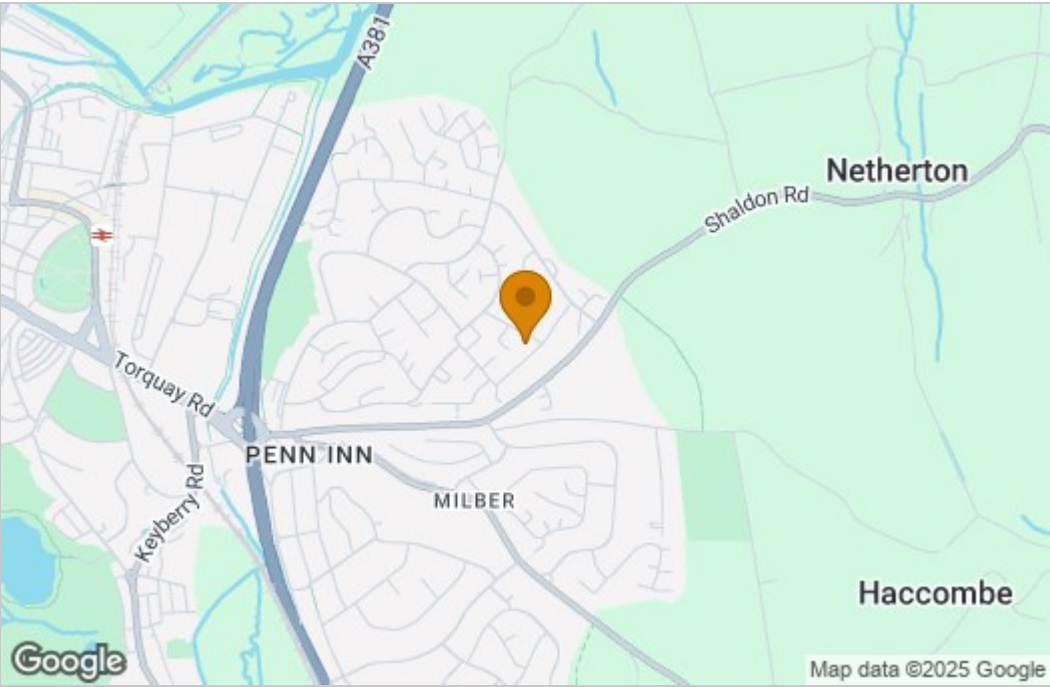
This property would make a great family home.



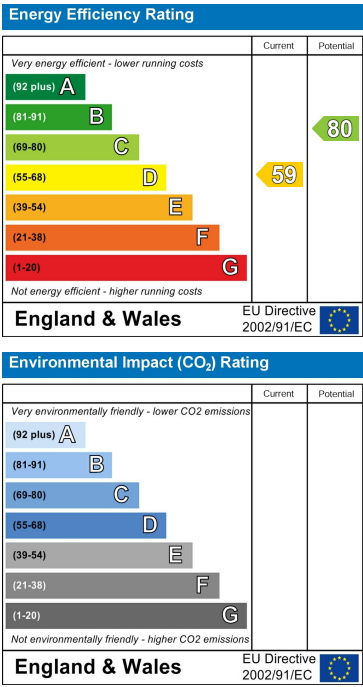
Floor Plan



Area Map



Energy Efficiency Graph



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