



RE/MAX

PROPERTY HUB



10 Hockmore Drive, Newton Abbot, TQ12 4FB

Guide price £390,000

This beautifully maintained, modern executive-style link-detached family home offers generous living space and is presented in exceptional condition. Built in 2017 by Barratt Homes, the property is located within a highly desirable residential development. The home features four bedrooms—including a master with en-suite—two reception rooms, a well-appointed kitchen/dining room, a cloakroom/WC, and a family bathroom. Outside, the rear garden has been landscaped for low maintenance and includes a lawn, patio, and composite decked area. A garage and driveway provide convenient parking. Still covered under the remainder of the NHBC warranty, internal viewing of this outstanding home is strongly recommended.

Location

Hockmore Drive is part of a small, well-positioned development on the outskirts of Newton Abbot, just off Haytor Drive. The area is close to countryside walks and local amenities, including shops, a doctor's surgery, and a primary school. A regular bus service connects the area to the town centre. Newton Abbot itself offers a wide range of amenities such as a lively high street with shops and restaurants, schools, a hospital, leisure facilities, and several parks. The location is ideal for commuters, with convenient access to the A380, Torbay, Exeter, the M5, and a mainline train station with direct services to London Paddington.

Accommodation

An obscure double-glazed entrance door opens to the hallway, which includes a storage cupboard, airing cupboard with shelving and water system, a radiator, and stairs to the first floor. The ground-floor cloakroom comprises a low-level WC, pedestal wash basin, radiator, and extractor fan. The dual-aspect lounge benefits from a uPVC double-glazed window at the front and French doors leading to the rear garden. A separate snug/dining room is also dual-aspect with windows to the front and side.

The spacious, triple-aspect kitchen/dining room is light-filled and stylishly fitted with modern wall and base units, rolled-edge work surfaces, and matching splashbacks. Integrated appliances include an oven, hob, fridge/freezer, washing machine, and dishwasher. A cupboard houses the wall-mounted gas boiler. The room also features French doors that open to the garden.

On the first floor, the landing provides loft access and a rear-facing uPVC double-glazed window. The dual-aspect master bedroom has windows to the rear and side and includes an en-suite with a walk-in shower, WC, pedestal wash basin, heated towel rail, and obscure double-glazed window. Bedroom two also enjoys a dual-aspect layout with recessed wardrobe space. Bedrooms three and four feature double-glazed windows, with recessed storage in bedrooms two and three. The family bathroom is fitted with a modern white suite comprising a panelled bath with shower and glass screen, low-level WC, pedestal wash basin, tiling to walls, radiator, and extractor fan.

Gardens & Parking

To the front, the home has a pathway to the entrance, flanked by two small lawned areas. The driveway offers off-road parking and leads to the garage, which includes power, lighting, and a part-glazed courtesy door to the garden. The enclosed rear garden has been attractively landscaped and includes a level lawn, a paved patio ideal for outdoor dining, and a raised composite decked area with AstroTurf—a perfect space for relaxing.

Additional Information

Council Tax Band: E

Tenure: Freehold

Services: Mains water, drainage, gas, and electricity

Service Charge: £142.45, payable twice annually

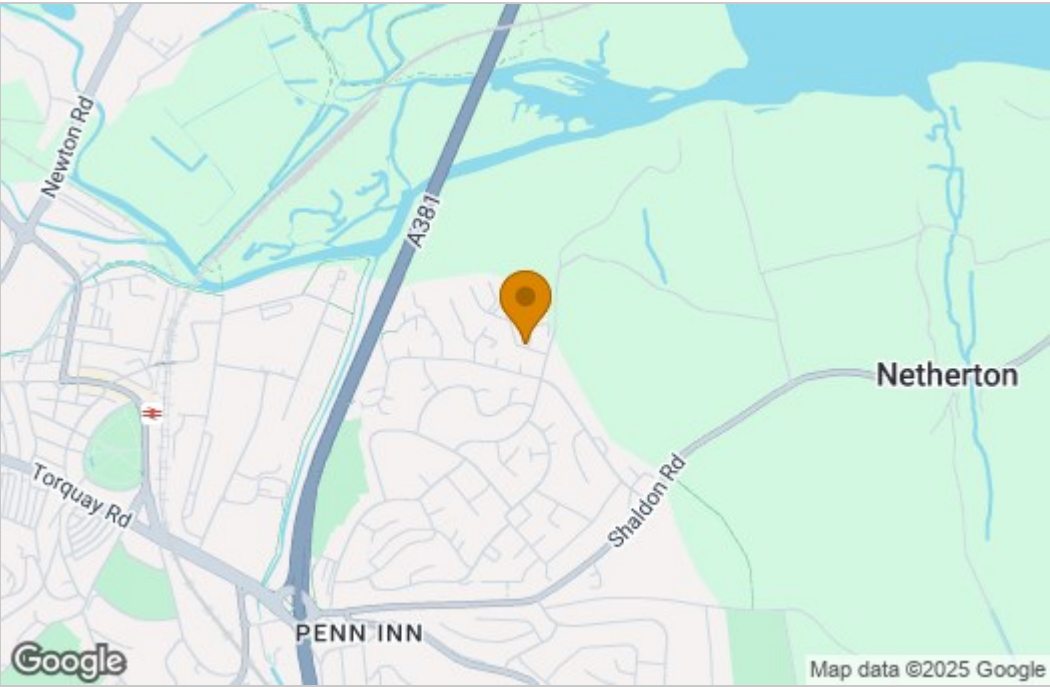
Service Charge Review Period: Annually

Floor Plan

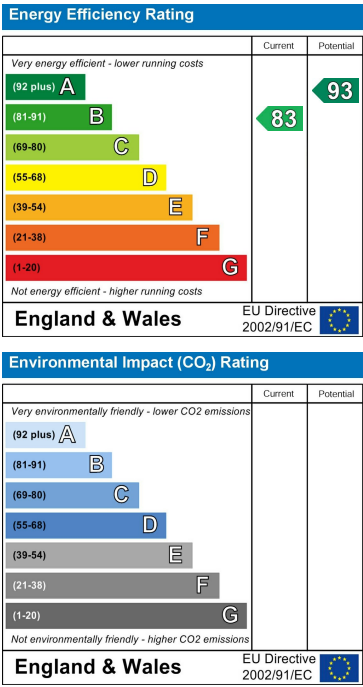


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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