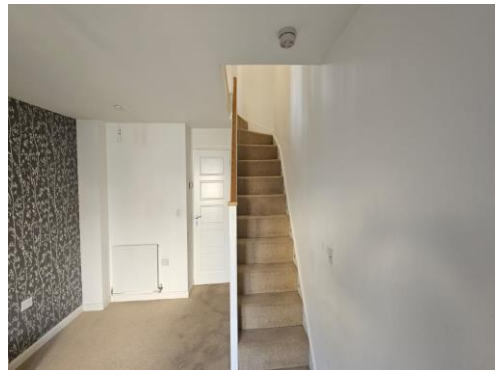




Connells

Baron Way
Newton Abbot



Property Description

A spacious and modern Semi-Detached House located in a quiet and convenient area of Newton Abbot.

The house features Two Bedrooms (Master En-Suite), Family Bathroom, Kitchen and Lounge. The Kitchen is well equipped with ample storage space. The Living Room is bright and cozy with patio doors leading to the Rear Garden. The Garden is well maintained with a patio area and shed.

The property is situated in a desirable location which is close to local amenities, schools and transport links. The nearest railway station is Newton Abbot which is approx 1.8 miles way with regular services to Exeter, Plymouth and London. Travel links to Torbay and Exeter are also easily accessible via the A38, A380 and the M5 making it ideal for commuters.

Front Of The Property

Off street parking to the rear of the property

Ground Floor

Entrance Hallway

Entrance via a uPVC door into the hallway with a wall mounted radiator.

Downstairs Cloakroom

Obscure double glazed window to the front, WC, wash hand basin and a wall mounted radiator.

Kitchen

9' 8" max x 6' 1" max (2.95m max x 1.85m max)

Double glazed window to the front, wall and base units, stainless steel sink/drainer, gas hob with extractor over, oven, space for washing machine, space for fridge/freezer.

Lounge

17' 2" + door recess x 12' 8" max (5.23m + door recess x 3.86m max)

Double glazed French doors leading to the rear garden allowing lots of natural light to flow into the property, built in understairs storage, two wall mounted radiators and stairs leading to the First Floor.

First Floor

Landing

Loft access.

Bedroom One

11' 9" max x 12' 9" max (3.58m max x 3.89m max)

Dual aspect double glazed windows to the rear of the property, built in wardrobes, storage cupboard, wall mounted radiator and door to ensuite.

Ensuite

Obscure double glazed window to the side of the property, shower cubicle, WC, wash hand basin, part tiled.

Bedroom Two

8' 3" max x 12' 9" max (2.51m max x 3.89m max)

Dual aspect double glazed windows to the front of the property and a wall mounted radiator.

Bathroom

Obscure double glazed window to the side of the property, bath with mixer taps, WC, wash hand basin and a wall mounted radiator.

Rear Of The Property

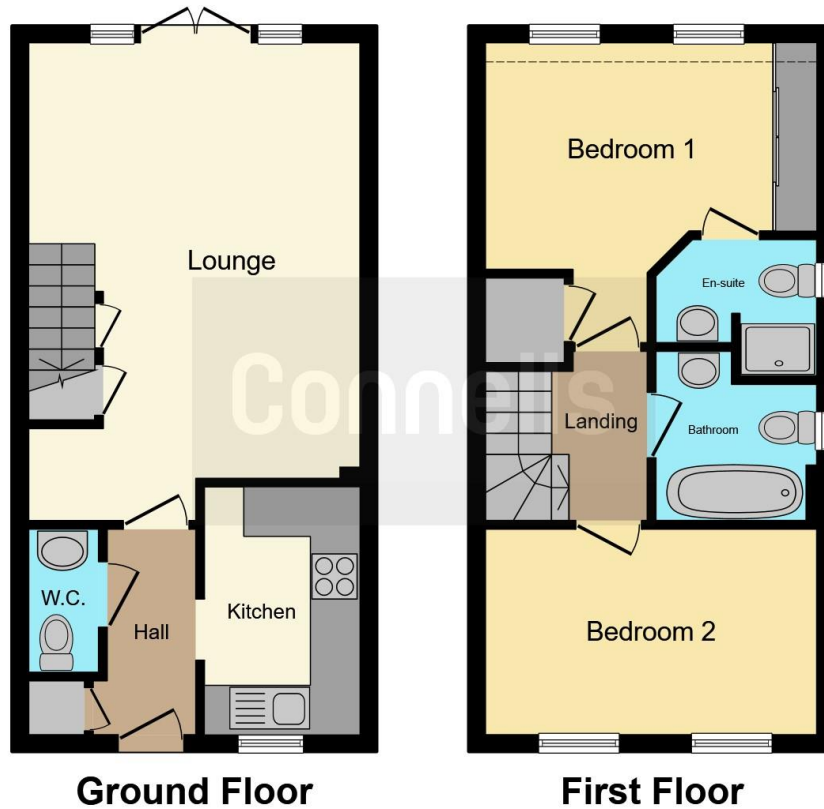
Patio area which is ideal for entertaining, area with artificial lawn and a good size shed. Gate to parking space.

Agents Note

We have been advised that there is Management Company and a Service Charge of approx £338 per year.

We have been unable to verify material information that related to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/NAB312284

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: NAB312284 - 0013