



Connells

Horseshoe Drive
Newton Abbot



Property Description

** Guide Price £350,000 - £365,000 **

An extremely well presented four bedroom family home (built in 2020) offering spacious accommodation throughout. The rear garden is a pleasant, enclosed space with a patio and lawn area.

The home is very modern internally and has been lovingly looked after by its current owners. This property would be a wonderful home for a growing family.

The property is located in the popular Church Walk development on the edge of Newton Abbot and offers easy access to the A38. Newton Abbot has a range of shops and amenities including supermarkets, cinema, health centres, library, primary and secondary schools, various restaurants, cafes and churches. The town has a mainline train station with routes to Exeter, Plymouth and London as well as fantastic travel links via the A38 and A380.

Front Of The Property

A paved pathway leads to the composite glazed front door which leads into the hallway. Access to the rear garden.

Entrance Hallway

The hallway has wood effect laminate running through to the kitchen/diner, doors leading to all primary rooms, cloakroom, understairs storage cupboard, stairs to the first floor, and a wall mounted radiator.

Lounge

16' max x 10' 9" max (4.88m max x 3.28m max)

Double glazed window to the front of the property and two wall mounted radiators.

Kitchen/Diner

19' 5" max x 14' 2" max (5.92m max x 4.32m max)

Double glazed window and patio doors to the rear of the property, wall and base units, integrated oven with gas hob and extractor over, integrated fridge freezer, plumbing for a washing machine, plumbing for a dishwasher, space for a tumble dryer, one and a half bowl stainless steel sink/drainer, GCH boiler, space for a large dining table and a wall mounted radiator.

Cloakroom

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

First Floor

Loft access and airing cupboard which houses the hot water cylinder.

Bedroom One

12' 3" max x 9' 4" max (3.73m max x 2.84m max)

Double glazed window to the front of the property, built in wardrobe with sliding doors, door to the ensuite and a wall mounted radiator.

Ensuite

Shower cubicle, WC, wash hand basin, part tiled, extractor fan and a wall mounted heated towel rail.

Bedroom Two

10' 6" max x 9' 3" max (3.20m max x 2.82m max)

Double glazed window to the rear of the property, and a wall mounted radiator.

Bedroom Three

9' 9" max x 9' 5" max (2.97m max x 2.87m max)

Double glazed window to the rear of the property, and a wall mounted radiator.

Bedroom Four

10' 1" max x 6' 5" max (3.07m max x 1.96m max)

Double glazed window to the front of the property, and a wall mounted radiator.

Bathroom

Bath with mixer taps and shower over, wash hand basin, WC, part tiled and a wall mounted heated towel rail.

Rear Garden

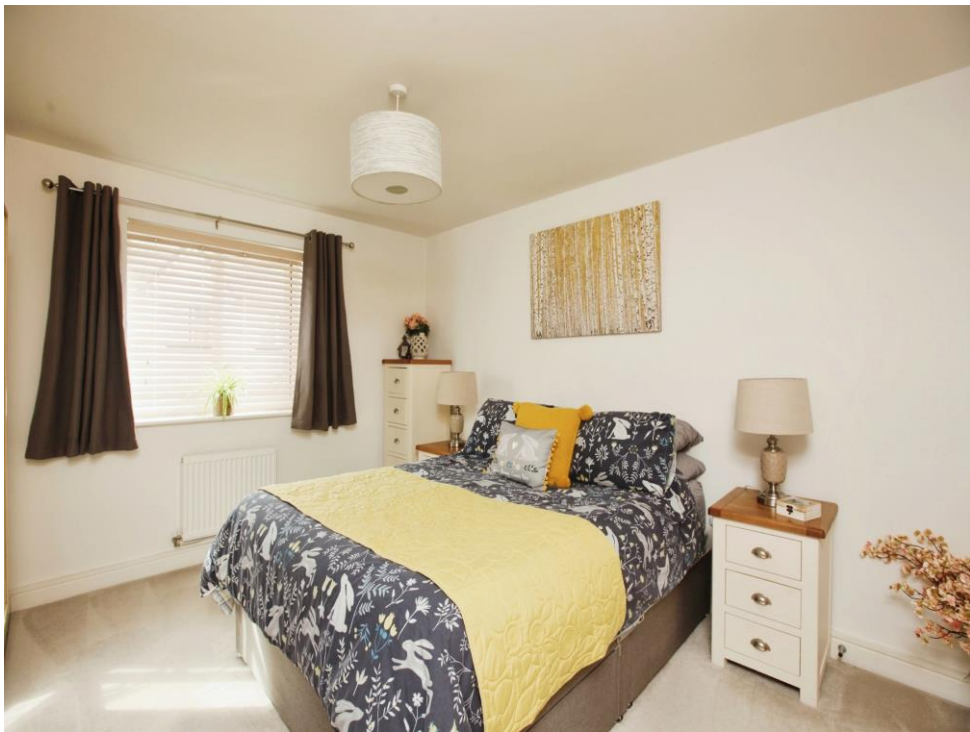
The enclosed rear garden can be accessed through the wooden side gate or the French doors located in the kitchen/diner. A paved patio area makes an ideal space for entertaining and the level lawn is surrounded with borders containing mature plants.

Garage

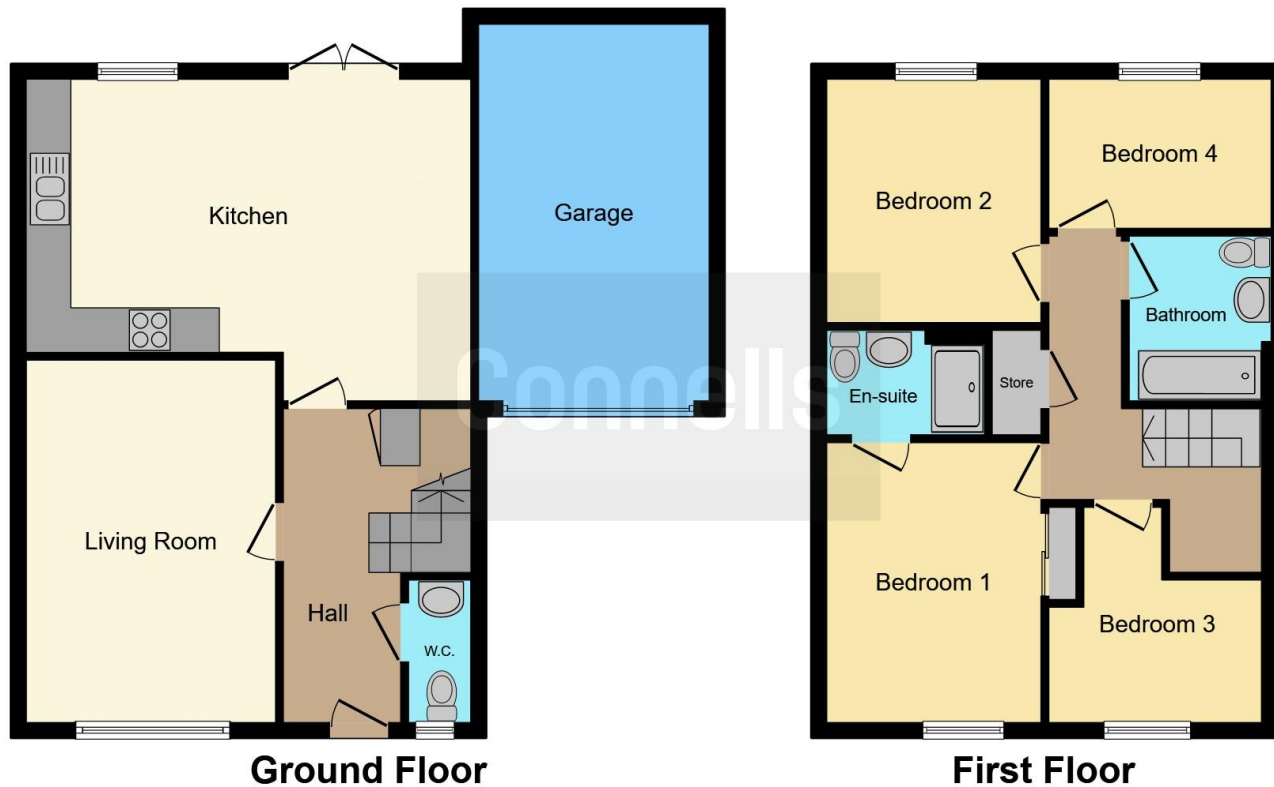
16' 6" max x 10' 1" max (5.03m max x 3.07m max)

Up and over door with lights and power.









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

To view this property please contact Connells on

T 01626 365 064
E newtonabbot@connells.co.uk

4 Bank Street
 NEWTON ABBOT TQ12 2JW

EPC Rating: B

view this property online connells.co.uk/Property/NAB312470

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NAB312470 - 0005