



**Connells**

Sandford View  
NEWTON ABBOT

# Sandford View NEWTON ABBOT TQ12 2TG

for sale guide price  
**£475,000**



## Property Description

**\*\*Guide Price £475,000 - £500,000\*\***

This stunning detached family home offers an abundance of space and flexible living options, spread across three levels. Situated in the desirable Jetty Marsh development, just a short distance from Newton Abbot town centre, this home provides easy access to local schools, amenities, and excellent transport connections. The accommodation includes a bright and spacious lounge with a balcony, a well-equipped kitchen/breakfast room, a utility room, five bedrooms, two shower rooms, a family bathroom, and a spacious conservatory that serves as a delightful dining area. There is also potential for a separate annexe on the lower ground floor.

There is a large enclosed sunny garden to the rear providing ample dining space, two sheds and power.

Sandford View is within the sought-after Jetty Marsh Development, located within half a mile of the town centre and walking distance from local schools. Newton Abbot is a thriving market town and offers an extensive range of shopping, business and leisure facilities. It also benefits from a mainline railway station, bus station with timetables routes throughout Teignbridge and Torbay and there is good access onto the A38 and A380.

## Front Of The Property

Driveway parking on both sides of the garage, with additional paved driveway parking to the right.

## Ground Floor

Part glazed uPVC door leading into the hallway.

## Hallway

Double glazed window to the side of the property, stairs to first floor wall mounted radiator, door to garage and door leading to an inner hallway.

## Bedroom Two

17' 9" max x 9' max ( 5.41m max x 2.74m max )

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

## Utility Room

Double glazed window to the side of the property, wall and base units, 1.5 bowl stainless steel sink/drainer, space for fridge freezer and a wall mounted radiator.

## Bathroom

Corner shower cubicle, WC, wash hand basin and a wall mounted heated towel rail.

## First Floor

Storage cupboard.

## Lounge

18' 5" max x 12' max ( 5.61m max x 3.66m max )

Double glazed doors to the front of the property leading on to a balcony, feature fireplace with flame effect burner, wall mounted radiator and sliding doors leading to the conservatory.

## Kitchen/Diner

18' 5" max x 9' max ( 5.61m max x 2.74m max )

Double glazed window to the front of the property, wall and base units, one bowl sink/drain, four ring gas hob with extractor over, integrated eye level double oven, plumbing for dishwasher, plumbing for washing machine, part tiled, door to the side of the property and a wall mounted radiator.

## Conservatory

25' 4" max x 12' 7" max ( 7.72m max x 3.84m max )

Large conservatory offering an additional space for a second living area and a dining room. Doors leading to the rear garden.

## Office/Study

6' 1" max x 6' 2" max ( 1.85m max x 1.88m max )

Fitted desk and a wall mounted radiator.

## Second Floor

Loft access.

## Bedroom One

9' 3" max x 11' 7" max ( 2.82m max x 3.53m max )

Double glazed window to the front of the property and a wall mounted radiator. Storage cupboard and door leading to the ensuite.

## Ensuite

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

## Bedroom Three

8' 9" max x 10' 7" max ( 2.67m max x 3.23m max )

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

## Bedroom Four

9' 3" max x 9' 3" max ( 2.82m max x 2.82m max )

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

## Bedroom Five

8' 9" max x 7' 5" max ( 2.67m max x 2.26m max )

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

## Bathroom

Obscure double glazed window to the rear of the property, bath with over and glass screen, WC, wash hand basin and a wall mounted radiator.

## Rear Of The Property

A covered decked area leading out from the side kitchen door makes for an ideal area for al-fresco dining with electric point. A few steps down takes you to a small terrace with a shed and a gate which leads to the front of the property. The large sunny lawn is enclosed and offers a high degree of privacy, a covered pergola to the far left corner is a perfect place for a hot tub with an outside electrical point, lights and a further shed.

## Garage

12' 4" max x 11' 8" max ( 3.76m max x 3.56m max )

Single garage with up and over door. Door leading into the hallway.









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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold



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