



**Connells**

Sandford View  
Newton Abbot



# Sandford View Newton Abbot TQ12 2TG

for sale  
**£350,000**



## Property Description

Situated on the popular Jetty Marsh development, this wonderful reverse level family house is well appointed offering versatile living across the two levels.

Upon entering the property, the first floor comprises three bedroom, with an en-suite to bedroom one, and a family bathroom.

The lower ground floor provides a spacious lounge with sliding patio doors to the rear garden, a large kitchen with ample storage, a dining room, cloakroom and a handy storage/utility area.

The rear garden is a well maintained and enclosed space providing an area of lawn, patio, shed and a delightful pond.

Newton Abbot is a thriving market town with plenty of shops, amenities, eateries and leisure facilities. There is a choice of primary and secondary schools with good transport links to Torbay, Exeter and Plymouth. There is also a mainline railway station for trips further afield.

## Front Of The Property

Driveway parking for one vehicle in front of the garage, area of lawn with mature shrubs, side gate to the rear garden.

## Entrance Hallway

Double glazed window to the front of the property, loft hatch, storage cupboard and stairs to the lower ground floor.

## Bedroom One

9' 6" max x 9' 2" max ( 2.90m max x 2.79m max )

Double glazed patio doors to the rear with a Juliette balcony, built in wardrobes and a wall mounted radiator. Door to the ensuite.

## Ensuite

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

## Bedroom Two

12' max x 9' 8" max ( 3.66m max x 2.95m max )

Double glazed patio doors to the rear with a Juliette balcony, built in wardrobes and a wall mounted radiator.

## Bedroom Three

9' max x 8' 4" max ( 2.74m max x 2.54m max )

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

## Bathroom

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

## Lower Ground Floor

Wall mounted radiator.

## Lounge

17' 6" max x 12' 10" max ( 5.33m max x 3.91m max )

Double glazed patio doors to the rear garden, feature fireplace, glazed doors to the kitchen and two wall mounted radiators.

## Kitchen

11' 2" max x 11' 1" max ( 3.40m max x 3.38m max )

Double glazed window to the rear of the property, wall and base units, one bowl porcelain sink/drainage, gas hob with extractor over, eye level integrated double oven, space for fridge freezer, gas central heating boiler, part tiled and a wall mounted radiator.

## Dining Room

11' 1" max x 8' 10" max ( 3.38m max x 2.69m max )

Double glazed patio doors to the rear garden, serving hatch to the kitchen and a wall mounted radiator.

## Cloakroom

WC, wash hand basin, part tiled and a wall mounted radiator.

## Store Room

Obscure double glazed window to the side of the property, fitted wooden shelving and a wall mounted radiator.

## Rear Of The Property

A pleasant and enclosed rear garden with a patio area, lawn, pond, mature shrubs, plants and trees, outside light, water tap and a shed for additional storage.

## Garage

Up and over door.



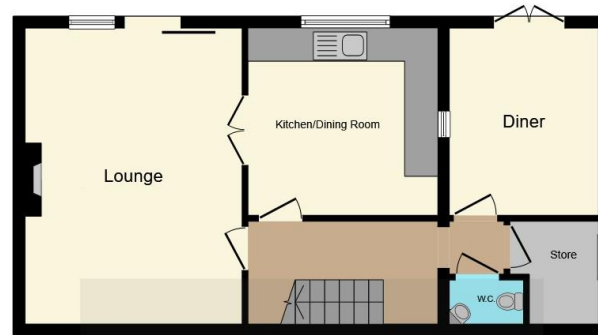












**Lower Ground Floor**



**Ground Floor**

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EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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