



Connells

Tawny Road
Newton Abbot



Property Description

This well presented Town House is located in a desirable area of Newton Abbot. offering fantastic travel links to nearby amenities. The property is arranged over three floors and provides ample space throughout, making this a wonderful family home.

Upon entering the property, you are greeted by a welcoming hallway leading to a utility room, cloakroom, and access to the integral garage with a home office to the rear.

The first floor boasts a modern kitchen/diner with integrated appliances and a Juliet balcony, alongside a bright living room with French doors opening to the garden,

The second floor comprises three bedrooms, including a master en-suite, and a family bathroom.

The property features a well-maintained south-facing garden, mainly laid to lawn with a patio area ideal for outdoor dining. Off-road parking is available at the front, along with access to the integral garage.

Situated in a convenient and modern development on the northern edge of Newton Abbot, this stylish townhouse offers a perfect blend of urban convenience and suburban tranquility. The property is ideally positioned with excellent transport links, including nearby bus routes, easy access to the A38, and proximity to Newton Abbot town centre. The location also offers easy access to Dartmoor National Park and the sandy beaches of Teignmouth and Torbay.

Front Of The Property

Driveway parking for two vehicles with access to the garage, area of gravel and pathway to the main entrance.

Hallway

Spacious hallway with stairs to the first floor, understairs storage cupboard, wall mounted radiator and doors leading to the integral garage and utility/cloak room.

Utility Room

Base units, one bowl stainless steel sink/drain, integrated washing machine, door to the cloakroom and a wall mounted radiator.

Cloakroom

WC, wash hand basin and a wall mounted radiator.

First Floor

Wall mounted radiator and stairs to the second floor.

Kitchen/Diner

16' 5" max x 10' 4" max (5.00m max x 3.15m max)

Double glazed patio doors to the front of the property with a Juliet balcony with wonderful countryside views, wall and base units, one bowl stainless steel sink/drain, four ring gas hob with extractor, oven, integrated dishwasher, integrated fridge/freezer, space for dining table and a wall mounted radiator.

Lounge

17' max x 11' max (5.18m max x 3.35m max)

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

Cloakroom

Obscure double glazed window to the front of the property, WC, wash hand basin and a handy storage cupboard.

Second Floor

Loft hatch (loft has been boarded) and a wall mounted radiator.

Bedroom One

11' 10" max x 10' 4" max (3.61m max x 3.15m max)

Double glazed window to the front of the property, door to the en-suite and a wall mounted radiator.

Ensuite

Shower cubicle, WC, wash hand basin and a wall mounted radiator.

Bedroom Two

11' 1" max x 9' 11" max (3.38m max x 3.02m max)

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

Bedroom Three

11' 1" max x 6' 9" max (3.38m max x 2.06m max)

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

Bathroom

Obscure double glazed window to the front of the property, bath with shower over and glass over and separate shower attachment, WC, wash hand basin, part tiled and a wall mounted radiator.

Rear Of The Property

The south-facing rear garden is enclosed with a good size patio area providing ample space for garden furniture and an area of lawn which is bordered by a variety of plants, outside tap and a side gate takes you to the front of the property.

Garage

Up and over door, light and power. The rear of the garage has been converted into a home office/bedroom.









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

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

4 Bank Street
 NEWTON ABBOT TQ12 2JW

view this property online connells.co.uk/Property/NAB312883

directions to this property:

From the Drumbridges roundabout on the A38, follow the A382 for approximately 2 miles towards Newton Abbot. At the roundabout, continue straight and turn right onto Pipistrelle Road opposite the garage. Follow Horseshoe Drive for around 50 yards before turning left onto Tawny Road, where the property is situated on the right.

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold



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