



Connells

Haldon Rise
Newton Abbot

Haldon Rise Newton Abbot TQ12 4BG

for sale guide price
£250,000



Property Description

Nestled in the popular residential area of Newton Abbot, this charming three bedroom semi-detached home offers a blend of comfort and ample potential, whilst sitting on a desirable corner plot.

Entering the property, the ground floor comprises an entrance hall which leads into a generous living/dining room. The kitchen is well equipped with a door leading to an inner hallway providing access to the front and rear of the property and space to hang coats and shoes.

The first floor offers three bedrooms and a family bathroom.

Being situated on a corner plot, the property benefits from a sizeable garden, offering lots of opportunities for entertaining or relaxing.

The driveway provides off-road parking, complemented by an attached garage (with lights and power) for additional storage needs.

Positioned within a desirable area, this home is within close proximity to local amenities, including primary schools, shops, and health facilities. The area is well served by public transport, with Newton Abbot railway station close by, facilitating easy commutes to Exeter, Torbay and beyond.

Front Of The Property

Driveway parking in front of the garage, enclosed front garden with an area of patio, door to the inner hallway and door to the main entrance.

Hallway

Stairs to the first floor.

Lounge

13' 11" max x 11' 2" max (4.24m max x 3.40m max)

Double glazed window to the front of the property, feature fireplace with mantle and tiled hearth, wall mounted radiator. Opening to..

Dining Room

8' 10" max x 7' 8" max (2.69m max x 2.34m max)

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

Kitchen

8' 11" max x 7' 4" max (2.72m max x 2.24m max)

Double glazed window to the rear of the property, wall and base units, one bowl stainless steel sink/drain, freestanding gas oven, cupboard housing the boiler, part tiled, wall mounted radiator and door leading to the inner hallway.

Inner Hallway

uPVC doors to the front and rear, space for coats and shoes.

First Floor

Double glazed window to the side of the property, loft hatch and shelved airing cupboard.

Bedroom One

14' 8" max x 9' 4" max (4.47m max x 2.84m max)

Double glazed window to the front of the property with far reaching views and a wall mounted radiator.

Bedroom Two

9' 4" max x 8' 10" max (2.84m max x 2.69m max)

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

Bedroom Three

7' 2" max x 5' 11" max (2.18m max x 1.80m max)

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

Bathroom

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

Rear Of The Property

A good size, enclosed rear garden which faces to an Easterly aspect, patio area and raised lawn which wraps around to the front.

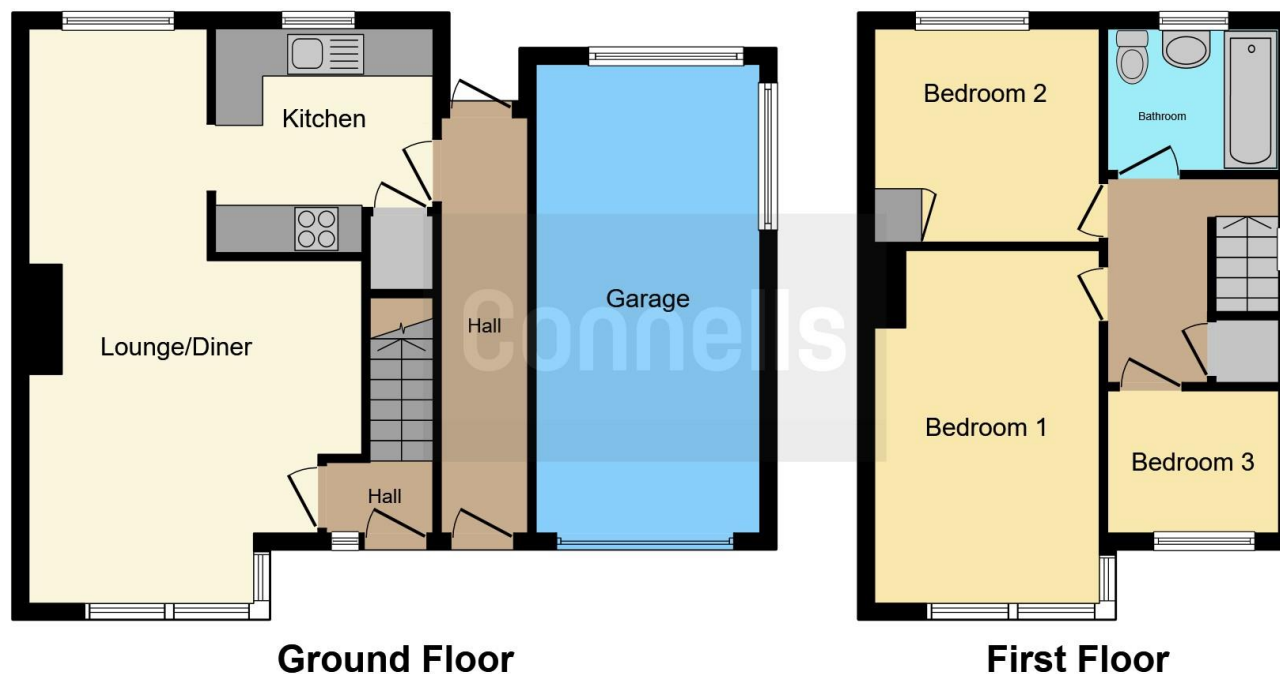
Garage

Up and over door, double glazed window to the side and rear, plumbing for washing machine, 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: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/NAB312861



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: NAB312861 - 0003