



**Connells**

Chercombe Close  
Newton Abbot



### Property Description

Welcome to this charming and well-presented three-bedroom terraced home, situated in a desirable residential area. With a guide price of £210,000 - £220,000, this property offers an excellent opportunity for first-time buyers, families, or investors looking for a spacious and comfortable home.

Upon entering, you are greeted by a welcoming hallway leading into the generously sized open plan lounge and diner. The room boasts a neutral décor and ample natural light, creating a warm and inviting space for family living and entertaining. The modern fitted kitchen features contemporary dark blue and white cabinetry, integrated dishwasher, and marble-effect countertops, adding a touch of elegance to everyday living.

Upstairs, the property offers three bedrooms, each decorated in neutral tones, making it easy to envision your own personal touch. The family bathroom is fitted with a modern suite including a bath with overhead shower, wash basin, and WC.

Outside, the private rear garden is a delightful blend of patio and lawn, bordered by mature shrubs and a raised terrace area - perfect for summer barbecues or enjoying a morning coffee.

The location of the property is particularly convenient, being close to well-regarded local schools, shops, and public transport links, making daily commuting and family living hassle-free.

### Front Of The Property

Patio area enclosed by a wall.

### Hallway

Storage cupboard housing the meter and a wall mounted radiator.

### Lounge/Diner

17' 8" max x 10' 9" max ( 5.38m max x 3.28m max )

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

### Kitchen

8' 3" max x 7' 4" max ( 2.51m max x 2.24m max )

Double glazed window to the rear of the property, wall and base units, one and a half bowl stainless steel sink/drainer, freestanding oven with extractor over, plumbing for washing machine, space for fridge/freezer, integrated dishwasher, wall mounted radiator and patio doors to the rear garden.

## First Floor

Loft hatch with ladder - Loft is partially boarded.

### Bedroom One

13' 11" max x 8' 8" max ( 4.24m max x 2.64m max )

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

### Bedroom Two

10' 1" max x 7' 9" max ( 3.07m max x 2.36m max )

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

### Bedroom Three

7' 2" max x 5' 10" max ( 2.18m max x 1.78m max )

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

### Bathroom

Skylight, bath with shower over with glass screen, WC, wash hand basin, storage cupboard and a wall mounted heated towel rail.

### Rear Of The Property

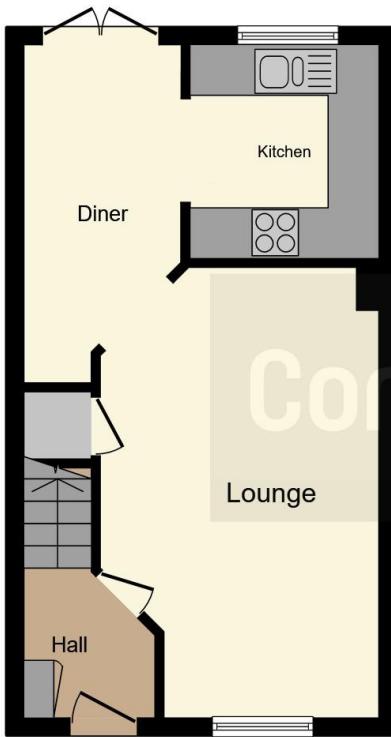
Enclosed rear garden with a good size patio area, making this a great space for garden furniture. Steps up to an area of lawn, mature shrubs, Torbay palm and outside tap.

The fencing to the rear of the garden is newly fitted.

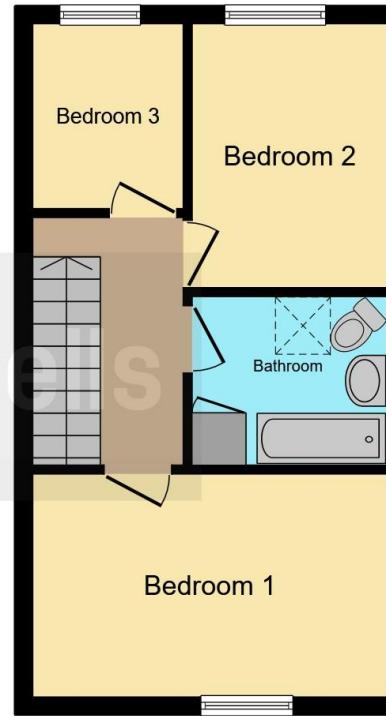








**Ground Floor**



**First Floor**

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)

To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/NAB312888](http://connells.co.uk/Property/NAB312888)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NAB312888 - 0028