



Connells

Higher Budleigh Meadow
Newton Abbot

Higher Budleigh Meadow Newton Abbot TQ12 1UL

for sale offers over
£300,000



Property Description

Located in the desirable Higher Budleigh Meadow area of Newton Abbot, this immaculately presented three bedroom semi-detached home offers a blend of modern style and practical living. Situated in a peaceful cul-de-sac, this home is perfect for families, professionals, or anyone seeking a ready-to-move-in property in a well-connected location.

The ground floor comprises a welcoming entrance hall, a bright and airy lounge with large front window, and a spacious open-plan kitchen/diner at the rear. The kitchen is fitted with sleek gloss units, integrated appliances, and ample worktop space. French doors lead directly from the dining area to a beautifully landscaped, tiered garden which is ideal for outdoor entertaining, relaxing, or al fresco dining.

Upstairs, the property boasts three bedrooms—two doubles and one single—alongside a stylish, modern family bathroom featuring a shower-over-bath and contemporary fixtures and fittings.

Outside, the home offers off-road parking on a private driveway, a detached garage with rear access, and a private, low-maintenance garden arranged over two levels. The upper patio area includes a covered seating space, perfect for year-round use.

Conveniently located near Newton Abbot's amenities, schools, and transport links, including the A380 for commuting to Exeter or Torbay - this home truly has it all.

Front Of The Property

Off street parking for approx four cars and a garage. Area of lawn and pathway with steps to the main entrance.

Entrance Hallway

Stairs to the first floor, understairs storage cupboard and a wall mounted radiator.

Lounge

12' 2" max x 11' 6" max (3.71m max x 3.51m max)

Double glazed window to the front of the property, glazed double doors to the kitchen and a wall mounted radiator.

Kitchen/Diner

17' 10" max x 10' 5" max (5.44m max x 3.17m max)

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

First Floor

Airing cupboard and loft hatch.

Bedroom One

11' 9" max x 10' 2" max (3.58m max x 3.10m max)

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

Bedroom Two

11' 4" max x 9' 5" max (3.45m max x 2.87m max)

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

Bedroom Three

8' 10" max x 7' 3" max (2.69m max x 2.21m max)

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

Bathroom

Obscure double glazed window to the rear of the property, bath with shower over, vanity wash hand basin with storage, WC, fully tiled and a wall mounted heated towel rail.

Garage

17' 1" max x 8' 8" max (5.21m max x 2.64m max)

Up and over door, wall and base units and power. Door to the rear of the garage which leads to the garden.

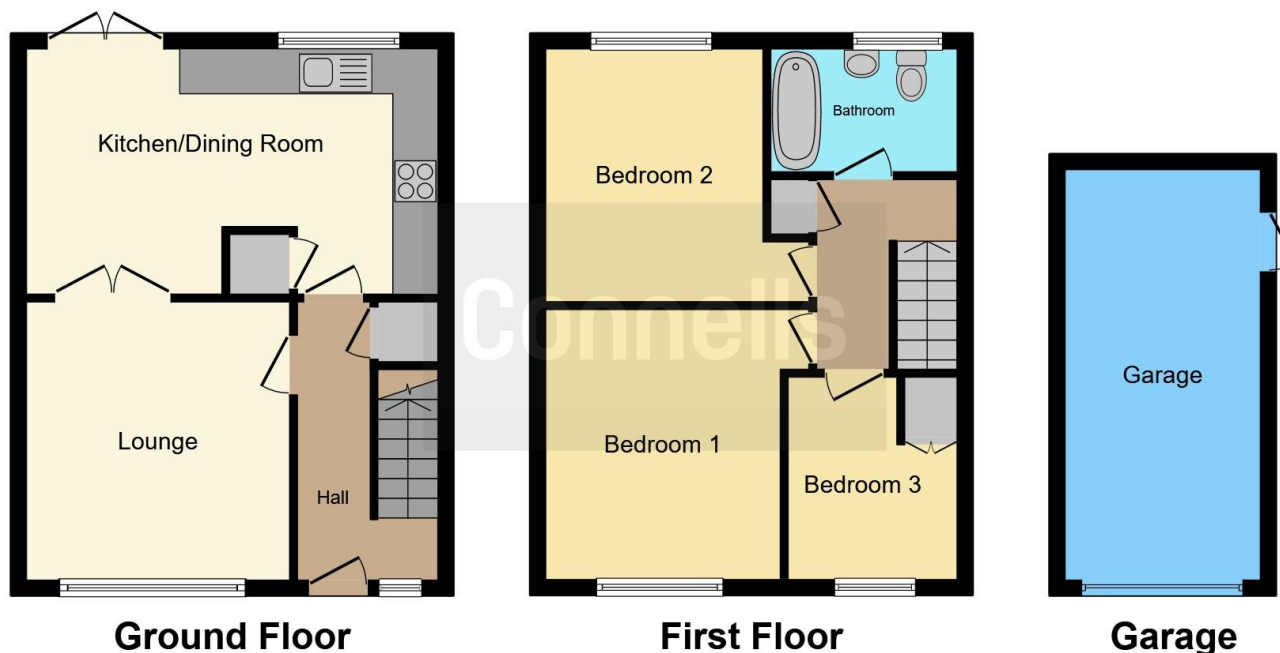
Rear Of The Property

A wonderful low maintenance, south facing and enclosed rear garden which has been beautifully landscaped over two levels. A patio area from the kitchen/diner provides ample space for garden furniture, outside tap and gate to the side. Steps lead to the large upper tier which is paved with a pergola in the far corner. You can also access the garage from the garden.









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: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/NAB312977



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: NAB312977 - 0002