



Connells

Clover Way
Newton Abbot

Clover Way Newton Abbot TQ12 1GE

for sale guide price
£240,000



Property Description

Upon entering, you are welcomed into a bright hallway with access to a contemporary fitted kitchen at the front of the property, featuring sleek white units, integrated oven with gas hob and extractor, plus space for further appliances. The ground floor also benefits from a handy cloakroom/WC.

To the rear, the spacious lounge/diner provides an inviting living space with ample room for both seating and dining. French doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living.

Upstairs, the property boasts two well-proportioned bedrooms and a modern family bathroom complete with bath and overhead shower.

Outside, the rear garden has been thoughtfully landscaped to include a patio and pergola with climbing greenery and decorative lighting, making it an ideal spot for relaxing or entertaining. Artificial grass and gravel borders ensure low maintenance, while gated rear access adds convenience.

The front of the property offers an attractive approach with allocated parking available.

Located in a popular residential area, this home is within easy reach of local amenities, schools, and excellent transport links, including access to Newton Abbot town centre and the A380 for Exeter and Torbay.

Front Of The Property

Allocated parking in front of the property with bushes to the side (included within the property boundary), area of bark and covered porch.

Entrance Hallway

Two storage cupboards, cloakroom, opening to the kitchen and a wall mounted radiator.

Cloakroom

WC, wash hand basin and a wall mounted radiator.

Kitchen

10' 1" x 6' 1" (3.07m x 1.85m)

Double glazed window to the front of the property, wall and base units, one and a half bowl stainless steel sink/drainers, gas hob with extractor over, oven, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer.

Lounge/Diner

12' 6" x 11' 9" (3.81m x 3.58m)

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

First Floor

Airing cupboard, loft hatch and a wall mounted radiator.

Bedroom One

12' 6" x 9' (3.81m x 2.74m)

Double glazed window to the rear of the property, built-in wardrobe with sliding mirror doors and a wall mounted radiator.

Bedroom Two

12' 6" x 8' 1" (3.81m x 2.46m)

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

Bathroom

Bath with shower over and glass screen, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

Rear Of The Property

South facing, low maintenance rear garden with a patio area from the lounge and a timber storage shed. Steps down to the main garden with artificial lawn, a further covered patio and stone border. A side gate leads round to the front of the property.

Agents Note

We have been made aware of a Management Fee that is payable at a cost of £3.49 per month.









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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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

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