



Connells

Eagle Crescent
Newton Abbot



Property Description

Step into a welcoming entrance hallway with access to a modern ground floor WC and staircase to the first floor. The kitchen is positioned at the front of the property, featuring a range of contemporary wall and base units, integrated oven and hob, and space for appliances, with room for a small dining table or breakfast bar. To the rear, the bright and spacious lounge opens through French doors onto the garden, creating a seamless indoor-outdoor flow - ideal for entertaining or relaxing.

Upstairs, you'll find three well-proportioned bedrooms. The main bedroom benefits from a stylish en-suite shower room, while bedrooms two and three are served by the modern family bathroom complete with bath, wash basin, and WC.

Outside, the rear garden has been thoughtfully landscaped, offering a combination of lawn, gravel, and patio space for outdoor dining and relaxation. A covered seating area extends the use of the garden year-round, complemented by raised borders and a wooden storage shed. To the side, a private driveway provides off-road parking for two vehicles.

Eagle Crescent forms part of a popular residential area on the edge of Newton Abbot, offering easy access to local shops, parks, and well-regarded schools. The town centre and train station are within easy reach, providing convenient transport links to Exeter, Plymouth, and beyond. For outdoor enthusiasts, the nearby Teign Valley and Dartmoor National Park offer endless opportunities for walking or cycling.

Front Of The Property

Driveway tandem parking for two vehicles, plant border to the front and shrubs. Side gate provides access to the rear garden.

Entrance Hallway

Stairs to the first floor and a wall mounted radiator.

Cloakroom

Obscure double glazed window to the front of the property, WC, wash hand basin and a wall mounted radiator.

Kitchen

15' 4" x 9' 1" (4.67m x 2.77m)

Double glazed window to the front of the property, wall and base units, one bowl stainless steel sink/drainage, gas hob with extractor over, oven, plumbing for washing machine, plumbing for dishwasher, built-in fridge/freezer, boiler and a wall mounted radiator.

Lounge

16' x 10' 1" (4.88m x 3.07m)

Double glazed window to the rear of the property, understairs storage cupboard, wall mounted radiator and patio doors opening to the garden.

First Floor

Loft hatch and wall mounted radiator.

Bedroom One

14' 4" x 8' 8" (4.37m x 2.64m)

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

Ensuite

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

Bedroom Two

11' 4" x 8' 8" (3.45m x 2.64m)

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

Bedroom Three

10' 4" x 6' 8" (3.15m x 2.03m)

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 mixer taps and shower attachment, WC, wash hand basin, part tiled and a wall mounted radiator.

Rear Of The Property

Enclosed South West facing rear garden which has been beautifully landscaped to include an area of lawn, a covered patio area with plant and shrub border. A timber shed provides additional storage, outside tap and gate to the side of the property.

Agent Notes

The development will have a communal maintenance charge which is currently not in place and costs are TBC.

Shared Ownership Details

This property is offered on a 50% shared ownership basis, with the remaining share owned by a housing association. Rent is payable on the remaining 50% share, providing an affordable route to homeownership. Prospective buyers will need to meet eligibility requirements for the shared ownership scheme.









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

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4 Bank Street
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EPC Rating: B Council Tax Band: Service Charge: Ask Agent

Ground Rent:
 £5,366.64
 per year

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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