



**49 Blenheim Close**  
Newton Abbot, Devon, TQ12 1QR

SOUTH HAMPS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS









## 49 Blenheim Close

### Newton Abbot, Devon, TQ12 1QR

Situated on the outskirts of Highweek, a substantial and versatile detached family home offering accommodation just under 2000 sqft with five bedrooms, front and rear gardens, shared driveway and double garage.

To the front of the property a shared driveway leads to a double garage and lawned front garden with an array of well-established plants and bushes, a path leads to the entrance porch and through to the entrance hall which has a cloakroom and storage. There is a large sitting room leading through to fantastic conservatory giving access via double doors to the rear garden. There is a well-equipped open plan kitchen/dining room with separate utility space which leads through to a small hall giving internal access to the double garage. Completing the ground floor is a useful double bedroom with walk-in dressing area and a shower room. On the first floor is the family bathroom and four bedrooms, the master having an en-suite shower room.

The large rear garden has been well-maintained and offers level lawn with a greenhouse and growing area along with an abundance of plants and shrubs and patio area, perfect for alfresco dining.

Services: Mains electric, water and drainage. Gas central heating.

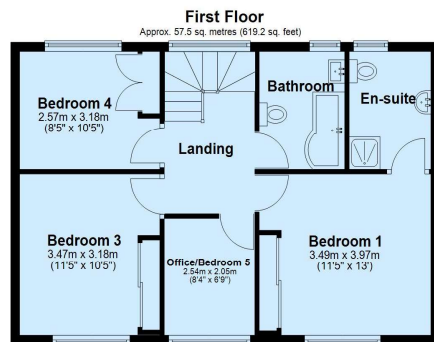
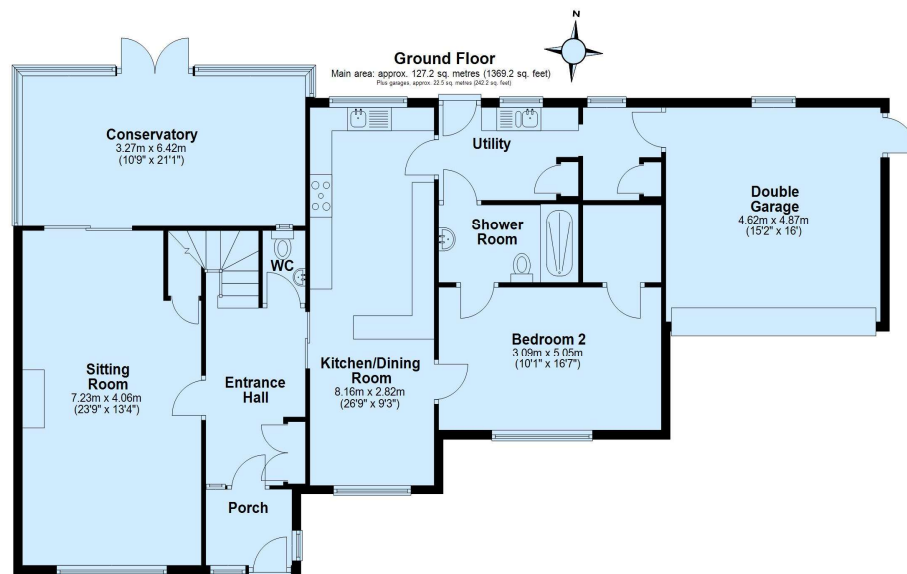
The historic market town of Newton Abbot is close to Devon's English Riviera and is noted for its horse racing and vibrant local markets. There is a good range of shops, supermarkets, restaurants and professional services. There is a mainline railway station which provides direct access to London in approx. two and a half hours. The A380 is close by providing access to Torbay, Exeter and the M5.

#### KEY FEATURES

- Substantial detached family home
- Established front and rear gardens
- Shared driveway and double garage
- Versatile accommodation
- 5 bedrooms, 3 bathrooms

BEDS 5 | BATHS 3 | RECEPTS 3 | EPC C | COUNCIL TAX Band E | TENURE Freehold

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Main area: Approx. 184.7 sq. metres (1988.4 sq. feet)  
Plus garages, approx. 22.5 sq. metres (242.2 sq. feet)



#### IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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