



4 The Crescent Darracombe Park



4 The Crescent

Mile End Road, Newton Abbot, Devon TQ12 1RW

Newton Abbot (train station): 2 miles Torquay (sea front): 8.5 miles Exeter: 18 miles

A stylish detached family home set within an attractive gated development with easy access to local amenities

- Impressive Modern Design
- Countryside Views
- Versatile Reception Space
- Garden & Roof Terrace
- Freehold
- 1900sqft of Accommodation
- Exclusive Gated Development
- 4 Bedrooms
- Parking & Substantial Garage
- Council Tax Band F

Guide Price £650,000

SITUATION

The property is situated in Highweek, within a desirable gated development with attractive communal green spaces providing a wonderful setting for this impressive home. Not only does the property have an idyllic location in its immediate surroundings, but it boasts excellent road links, via the A383 and to the A38.

Newton Abbot town centre is only a few miles away with its wide range of amenities including; various shops, restaurants and cafes, supermarkets, hospital, primary and secondary schools, leisure centre and train station, with main line links to London Paddington.

Nearby is the A38 which provides speedy access to Plymouth, Exeter and the M5 beyond. Whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

DESCRIPTION

Built in 2011, 4 The Crescent incorporates a stylish modern design occupying three floors of accommodation as well as a roof terrace providing superb views across the town and its surrounding countryside. With accommodation expanding to over 1,900sqft the property has been coupled with ample off-road parking, pleasant rear garden and substantial garage. This well-presented home offers comfortable living with the welcoming bonus of 'turnkey accommodation'.



ACCOMMODATION

The ground floor services as an entrance floor, with a versatile room suitable for a fourth bedroom or a study which is serviced by a shower room consisting of a shower, wash basin and WC; from the hallway is access to a spacious cloak room and under stairs storage. An integral door offers space into a garage which extends to a storage space to the rear of the property and features power and lighting.

On the first floor is the properties versatile reception space, current configured to create a light and spacious sitting room with a balcony providing a wonderful aspect across the developments gardens as well as an impressive corner window providing a similar view over the gardens. The kitchen/dining room is situated to the rear of the first floor with bi-folding doors from the dining space opening to the properties rear garden.

The kitchen is fitted with a range of predominantly base with wall units in a stylish dual colour scheme of white and duck egg blue; fitted with a range of appliances that include an electric hob, double oven and dishwasher while space is provided for an American style fridge/freezer. From the kitchen is access to the utility room with space for appliances and a side access door.

The second floor features the properties three double bedrooms, with the guest rooms situated at the rear of the property overlooking the garden. The master bedroom offers an expanse of space while overlooking the communal gardens; a separate dressing room and en suite bathroom comprising a shower, wash basin and WC provide all the amenities the main bedroom needs. From the hallway is access to the family bathroom consisting of a shower over bath, wash basin and WC as well as access to the storage cupboards on the landing. From the hallway stairs lead up again to the properties roof garden providing a wonderful space for seating or dining to make the most of the property's wonderful views.

OUTSIDE

At the front of the property is parking for two cars as well as access to the properties integral garage. To the rear of the house is an attractive garden laid predominantly to lawn with a patio area providing ample space for seating or dining. The original stone wall of the development runs along the properties rear boundary and offers space for climbing and bedding plants. The communal grounds are attractive and well maintained and feature a marvellous aged Beech tree centred in the grounds.

SERVICES

All mains services are connected. Ultrafast broadband as well as all major mobile providers available to the property.

AGENTS NOTE

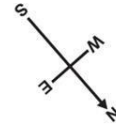
The property is subject to an annual service charge of £600 per annum for upkeep of the development. In addition to this, there are covenants on the property in relation to the development and more information can be obtained by the agents.

DIRECTIONS

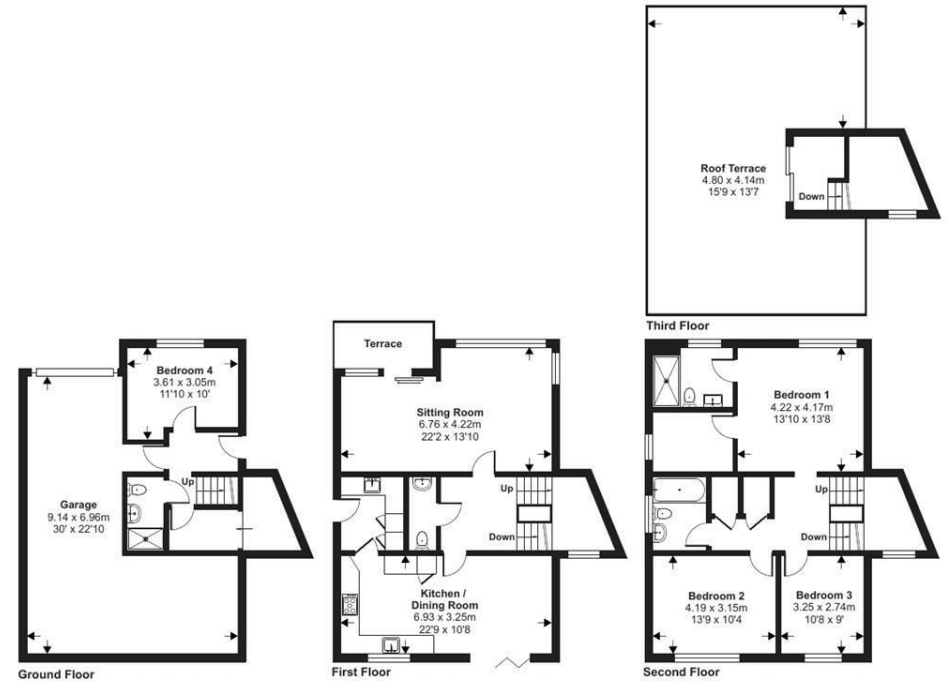
From Newton Abbot proceed on to the A383 towards Ashburton passing Coombeshead Academy for 1 mile and turn right onto Mile End Road. Proceed for 150 yards and the entrance to the development can be found on your left hand side through the electric metal gates.



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 1957 sq ft / 181.8 sq m
 Garage = 457 sq ft / 42.4 sq m
 Total = 2414 sq ft / 224.2 sq m
 For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1092281



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	86
EU Directive 2002/91/EC			

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