



34 Primrose Drive



Newton Abbot (train station): 3 miles,
Exeter: 18 miles, Plymouth: 29 miles

A delightful and well presented family home situated on the outskirts of Newton Abbot with easy access to local amenities.

- Tastefully Presented
- Good Size Plot
- Modern Family Home
- Ample Reception Space
- 4 Double Bedrooms
- Integral Garage & Parking
- Freehold
- Council Tax Band: E

Guide Price £475,000

SITUATION

The Fairways is a new area of Newton Abbot located off the Ashburton Road just past Coombeshead College. It is an excellent location as Newton Abbot is a bustling market town full of interest and with a range of shops and recreational facilities. There is a mainline railway station with direct links to London Paddington. Newton Abbot allows easy communication with the rest of the country, the A38 Devon expressway is approximately 2 miles away, allowing speedy access to the cities of Exeter and Plymouth and the M5 motorway network beyond.

For outdoor enthusiasts Newton Abbot is perfectly situated with access to pony trekking and walking opportunities on rugged Dartmoor, excellent beaches and boating facilities on the Teign Estuary and at the coast at Labrador Bay and several highly regarded golf courses at Stover, Teign Valley, Dainton Park and Bovey Castle.

DESCRIPTION

This modern 4-bedroom family home on the outskirts of town offers spacious living areas, including an open-plan layout with a sleek kitchen and dining space leading to the landscaped backyard. Upstairs, the master suite features a luxurious ensuite and walk-in closet, while three additional bedrooms provide flexibility for a growing family or home office. With its suburban tranquility and convenient access to urban amenities, this home epitomizes modern family living.

ACCOMMODATION

This ideal modern family home was built in 2018 by Redrow homes with an emphasis on comfortable convenience across two spacious floors. The kitchen/diner is the hub of the house with its warm ambiance, offering ample space for culinary creativity and family gatherings alike. Adjacent, the sitting room provides a cozy retreat for relaxation, complete with ample natural light and a welcoming atmosphere. A convenient utility room and WC round out this level, ensuring practicality meets style at every turn.

Ascend to the first floor, where restful nights await in four generously sized double bedrooms. The master suite boasts its own ensuite shower room, providing a private sanctuary for relaxation and rejuvenation. Meanwhile, the family bathroom offers modern amenities and ample space for daily routines. With its thoughtful layout and modern comforts, this family home offers the perfect blend of style and functionality for everyday living.

OUTSIDE

At the front of the property is off road parking for two vehicles set in front of the properties single garage while there is a smart low maintenance garden to the side of the parking area.

At the rear of the property is a delightful East facing garden laid predominantly to lawn with a patio area suitable for outdoor seating or dining with a pergola hosting a wisteria hanging overhead. To the side of the property is pedestrian access to the front of the house plus space for a garden shed.

SERVICES

All mains services connected. Ultrafast broadband available to the property. Varying mobile connection via the major networks, with some coverage limited at the property.

VIEWINGS

Strictly by appointment through the agents please.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

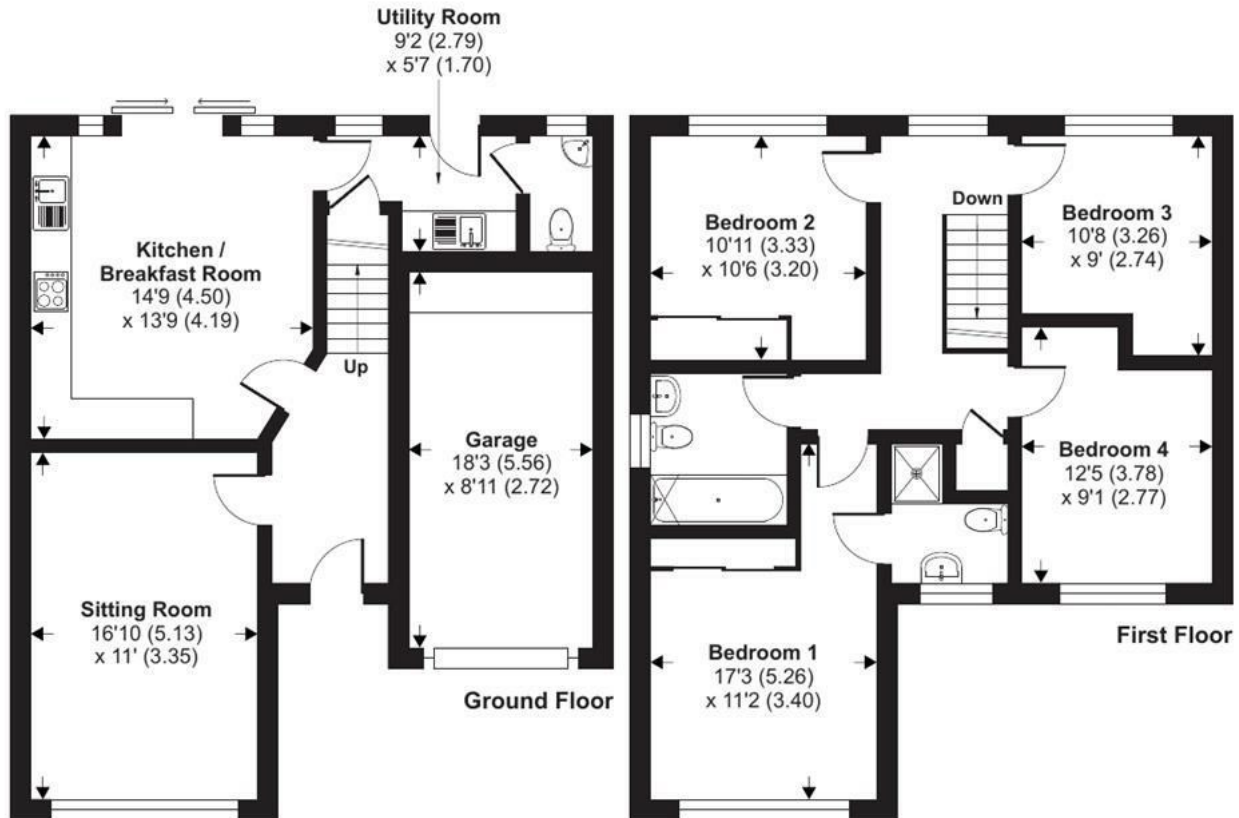
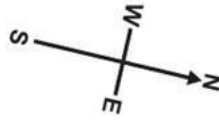
DIRECTIONS

Heading out of Newton Abbot, on the Ashburton Road towards the new builds, take the first right hand turn, just after the car wash, on to Meadow Rise. Follow the road around to the left on to Clover Way and follow the road around to the right and right again and just before the part on your left, turn left into Primrose Drive. The property can be found on the right hand side.



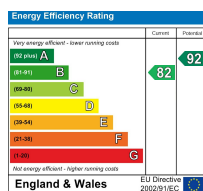
Approximate Area = 1255 sq ft / 116.6 sq m
 Garage = 159 sq ft / 14.8 sq m
 Total = 1414 sq ft / 131.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1132486

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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