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Foxwarren



Newton Abbot: 2 miles, Teignmouth: 5 miles, Exeter 14 miles

An immaculately presented and individual family home with superb views towards Haytor

- Tastefully modernised
- 2,100 sqft of accommodation
- Close to amenities
- 3 reception rooms
- Kitchen / breakfast room
- 4 bedrooms
- Pleasant garden
- Double garage & parking
- Freehold
- Council Tax Band E

Offers In Excess Of  
£600,000

#### SITUATION

The property is conveniently located for access to local amenities but also presents excellent access via the A38 to Exeter and the M5 beyond. Kingsteignton offers a range of facilities including shops, restaurants, pubs and primary and secondary education facilities. Just over a mile away is the market town of Newton Abbot which offers a wide range of facilities and 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. Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

#### DESCRIPTION

Foxwarren is a tastefully presented and modernised family home, remodelled and renovated over time to create optimum accommodation across two storeys. Nestled at the end of a cul-de-sac, the house enjoys a pleasant garden with superb views across the Town towards Dartmoor.

#### ACCOMMODATION

The hub of the house is the large family kitchen, with a spacious breakfast area and an opening into the snug plus double doors opening to the garden. The attractive kitchen is fitted with modern white wall and base units including plinth lighting, earthstone worktops and a wide array of storage space and fitted appliances. There are two further reception spaces, currently configured to create a separate sitting and dining room. The two rooms can be connected via double doors with access into the conservatory from the dining room; the sitting room enjoys a wood burner with an attractive hearth and a dual aspect. From the hallway is a shower room comprising a walk-in shower, wash basin and WC.

A separate utility and laundry room with space for appliances is to the side of the property with the boiler and access to the garden.

On the first floor are four double bedrooms with the bedrooms to the front of the property enjoying a West facing aspect towards

Dartmoor. The family bathroom comprises a separate shower and bath with a wash basin and towel rail, while a separate cloakroom has a WC, wash hand basin and storage.

The spacious loft is accessed via the first floor landing and could pose a fine opportunity for further accommodation, subject to the necessary consents, taking in the views towards the Dartmoor national park.

#### OUTSIDE

To the front of the property is parking for four cars and a double garage. There is a gravel and shrubbery area in front of the conservatory. Above the garage is a terrace with astro turf and a decking area being a perfect area for alfresco dining and summer BBQs. Leading around to the rear garden (which is also laid to astro turf), surrounded by a low level wall leading to a bank.

#### SERVICES

All mains services are connected.

#### LOCAL AUTHORITY

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

#### VIEWINGS

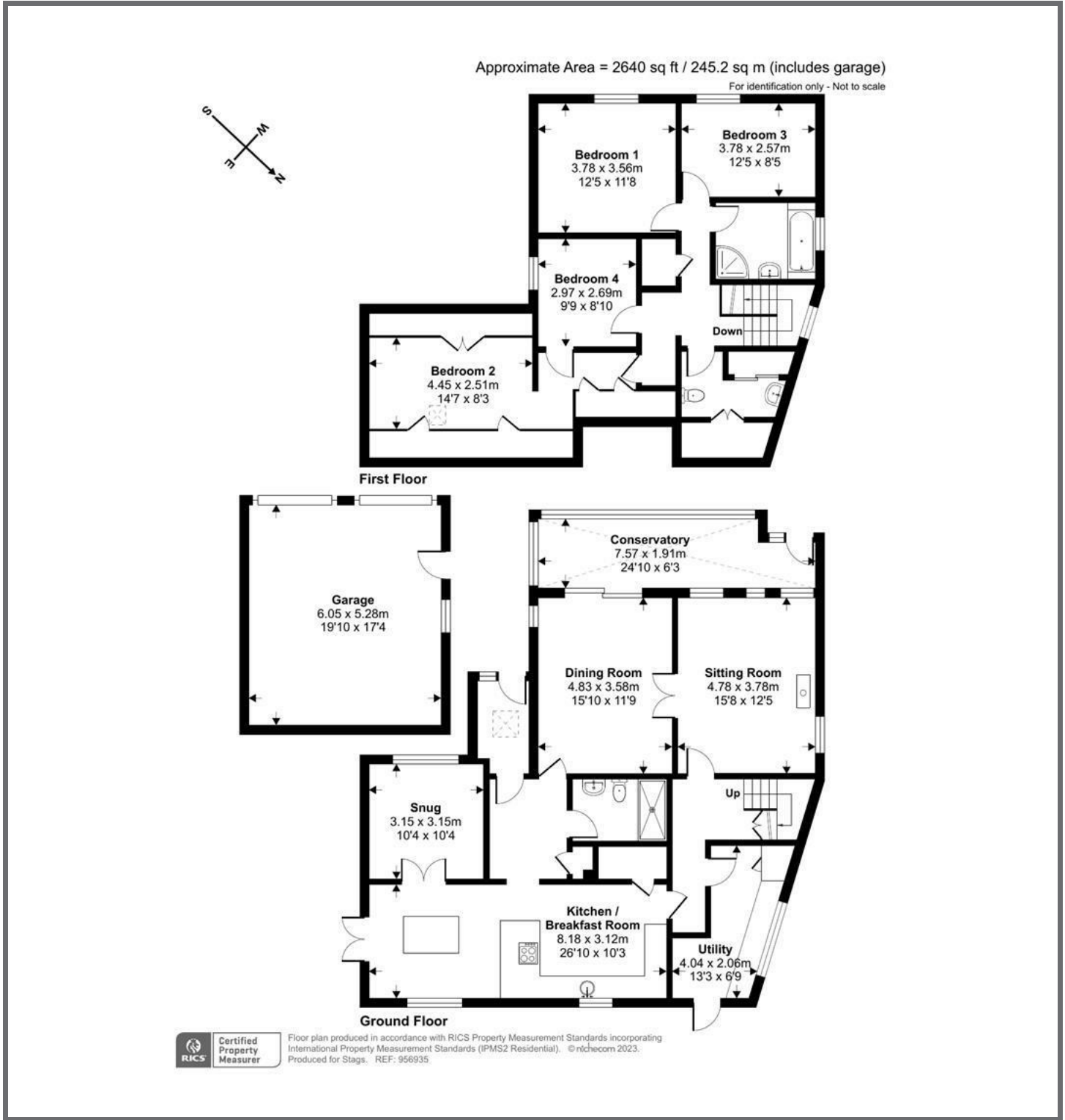
Strictly by appointment through the agents please on 01803 865454.

#### DIRECTIONS

From Newton Abbot take the A380 towards Exeter, taking the first exit signposted to Kingsteignton and Ashburton. At the roundabout take the first exit onto the A383, proceed up the hill and at the first roundabout take the second exit. Continue for a third of a mile, proceed straight over the mini roundabout and take the first right onto Longford Park. Continue to the end of the road and Foxwarren is the final house on the right hand side.

What3words: bells.spurring.breakfast





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.



Energy Efficiency Rating		Current	Potential
105-149	A		82
81-104	B		
65-80	C	62	
49-64	D		
33-48	E		
17-32	F		
1-16	G		

Net energy efficient - higher scoring coats  
England & Wales EU Directive 2002/91/EC

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