



Newton Abbot Way, Bourne

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Immaculately Presented Four Bedroom Detached Family Home
- Stunning South Facing Rear Garden
- Open Plan Kitchen Diner
- Full Range of Integrated Appliances
- Ample Off Road Parking and Single Garage
- Overlooking a Green
- Council Tax Band - D
- EPC Rating B
- Freehold

£365,000





Newton Fallowell are delighted to offer this immaculately presented four bedroom detached house benefitting from large downstairs accommodation, four bedrooms, two modern bathrooms, plus a stunning fully landscaped south facing rear garden.

On entering the property you are initially met by a centralised entrance hall with access to a downstairs WC. Situated at the the front of the property is a lounge which benefits from a large front aspect window. The downstairs space is completed via a modern kitchen diner with fully integrated appliances and a utility room with sink and side access.

On the first floor a landing space separates all four double bedrooms. The master bedroom offers a stunning En-Suite bathroom. The first floor is completed with a modern three-piece family bathroom.

This property offers ample off-road parking with a detached garage with an electric main door, and an additional side door offering access from the back garden. The rear garden has been fully landscaped offering a large patio area and a glass veranda. The rear garden also benefits from being south facing, getting the sun all day long.

The front of the property overlooks an open green.



Lounge 3.51m x 4.24m (11'6" x 13'11")

Kitchen Diner 6.04m x 5.01m (19'10" x 16'5")

WC 0.95m x 2.12m (3'1" x 7'0")

Utility Room 1.68m x 1.81m (5'6" x 5'11")

Bedroom One 2.94m x 4.58m (9'7" x 15'0")

En-Suite Bathroom 0.00m x 0.00m (0'0" x 0'0")

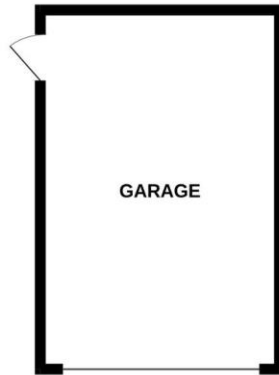
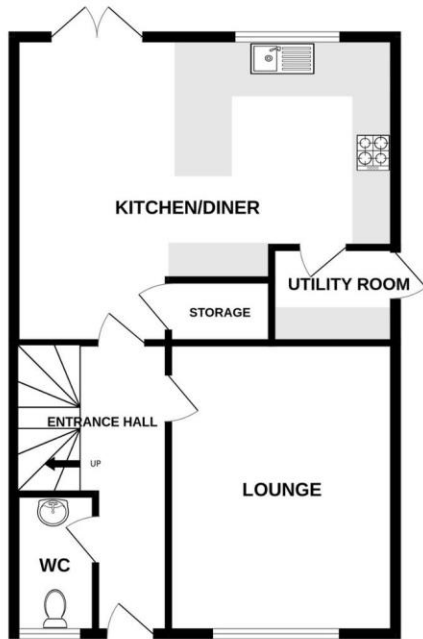
Bedroom Two 3.49m x 2.82m (11'6" x 9'4")

Bedroom Three 3.16m x 2.24m (10'5" x 7'4")

Bedroom Four 2.79m x 3.03m (9'2" x 9'11")

Family Bathroom 1.88m x 2.05m (6'2" x 6'8")

GROUND FLOOR
924 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.