





# 2 Newton Abbot Close, Chippenham, SN14 0YN

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Offers Over £425,000

An attractive and much improved Bryant built four bedroom detached house ideally situated in a small quiet cul-de-sac overlooking a green on the sought after Cepen Park South development, offered for sale with NO ONWARD CHAIN. Beautifully presented throughout the property on the ground floor offers a reception hall, refitted cloakroom, dual aspect sitting room with bay window and feature fireplace, separate dining room with French doors to the garden, kitchen with marble work tops and refitted utility room. The first floor boasts a master bedroom with built-in wardrobes and a quality refitted en-suite shower room, three further bedrooms and a refitted family bathroom. Other benefits include uVC double glazing and gas central heating. To the front is a block paved driveway providing off road parking leading to an integral garage. There is also a gravelled area of garden and further lawned area to the side. To the rear is an enclosed garden laid mainly to lawn with patio area and shed.

## Situation

The property is situated at the end of a cul-de-sac on the desirable Cepen Park South development on the western side of town close to superstores, Sainsbury's supermarket, schools and numerous other amenities. There is easy access to the bypass providing easy connection to M4 J.17 for swift commuting to Bristol, Bath and Swindon. The town centre with mainline rail station is also easily accessible.

## Accommodation Comprising:

### Canopied Porch

Composite entrance door to:

### Reception Hall

Stairs to first floor with cupboard under. Radiator. Dado rail. Coving. Doors to:

### Refitted Cloakroom

Obscure uPVC double glazed window to front. Radiator. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Wood laminate flooring.

### Sitting Room

uPVC double glazed bay window to front. Two uPVC double glazed windows to side. Radiator. Feature fireplace with marble inset and hearth with ornate surround. Coving. Three wall light points.

### Dining Room

uPVC double glazed French doors and windows to rear. Radiator. Coving.

### Kitchen/Breakfast Room

uPVC double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. White marble work surfaces with matching upstands and tiled splash backs. Undermounted one and a half bowl ceramic sink unit with pull out mixer tap. Built-in stainless steel gas hob and electric oven with extractor over. Space and plumbing for dishwasher. Further appliance space. Archway to:

## Utility Room

Obscure uPVC double glazed door to side. Range of drawer and cupboard base units and matching wall mounted cupboards. Marble work surfaces with matching upstands and tiled splash backs. Undermounted ceramic sink unit with chrome pull out mixer tap. Space and plumbing for automatic washing machine. Further appliance space. Cupboard housing Vaillant gas fired boiler. Luxury vinyl tiling.

## First Floor Landing

Access to roof space. Cupboard housing hot water tank and immersion heater. Doors to:

### Master Bedroom

uPVC double glazed window to front and side. Radiator. Two built-in double wardrobes. Door to:

### Refitted En-Suite

Obscure uPVC double glazed window to side. Chrome ladder radiator. Corner shower cubicle. Vanity wash basin with cupboard and drawer unit under with chrome mixer tap. Close coupled WC. Mirrored cabinet with shaver point. Extractor. Wood laminate flooring.

### Bedroom Two

uPVC double glazed window to rear. Radiator. Built-in double wardrobe.

### Bedroom Three

uPVC double glazed window to rear. Radiator. Access to eaves storage.

### Bedroom Four

uPVC double glazed window to front. Radiator.

### Refitted Bathroom

Obscure uPVC double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap, separate shower over and screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiled splashbacks. Mirrored cabinet with shaver point. Extractor. Wood laminate flooring.

## Outside

### Front Garden

Extensive block paved driveway providing ample off road parking. Gravelled with shrub. Large lawn area to side with mature trees and shrubs. Path and gated side access to rear garden.

### Integral Garage

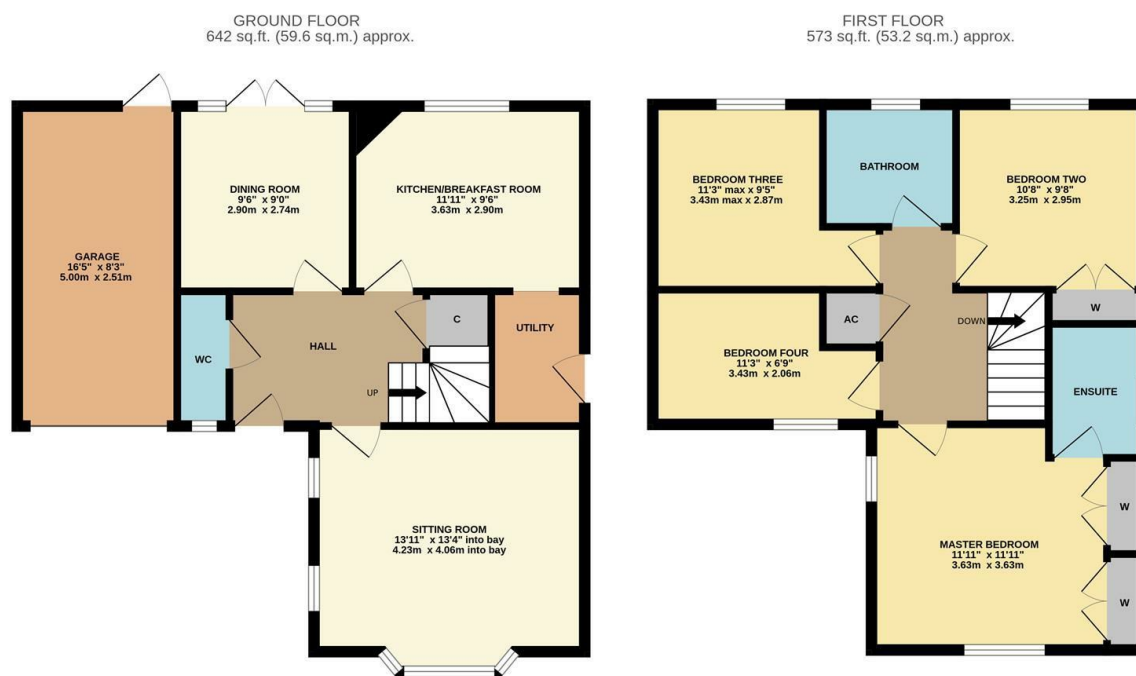
Up and over door. Personal door to rear. Light. Electric sockets at front and rear. Cold water tap at front.

### Rear Garden

Fully enclosed by wall and fencing. Laid mainly to lawn with path and patio area. Garden shed. Outside tap.

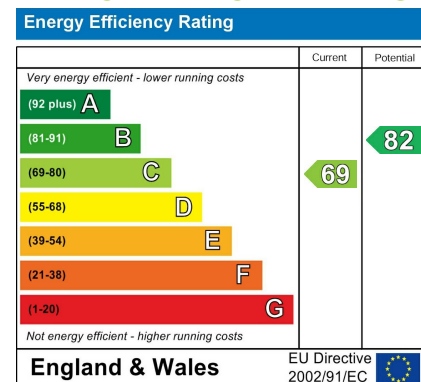
## Directions

Head out of town on the Bath Road and head under the railway bridge. Continue straight over the roundabout by the Pheasant Pub and at the next roundabout turn right. Continue over the roundabout onto Sandown Drive. Take the third turning on the left into Devon Close and then bear right into Newton Abbot Close. The property will be found at the end of the cul-de-sac on the left hand side.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

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