



A modern, purpose-built, first floor maisonette with two double-bedrooms, a Juliette balcony and allocated parking, in a quiet position

6 Monterey Park | Newton Abbot | TQ12 4BZ





PROPERTY TYPE  
Maisonette  
Freehold



SIZE  
663 sq ft



LOCATION  
Town



AGE  
Modern



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
Allocated Parking



OUTSIDE SPACE  
No Outside Space



EPC RATING  
78 (C)



COUNCIL TAX BAND  
B



### in a nutshell...

- Modern first floor maisonette
- Ideal first time home or buy to let opportunity
- Lounge with Juliette balcony
- Modern kitchen
- Two double-bedrooms
- Light and neutral décor throughout
- Allocated parking
- Close to local amenities and shops
- Near excellent road and rail links





the details...

Check out this modern, purpose-built, first floor maisonette with two double-bedrooms, a Juliette balcony and allocated parking, in a quiet position in the popular market town of Newton Abbot.

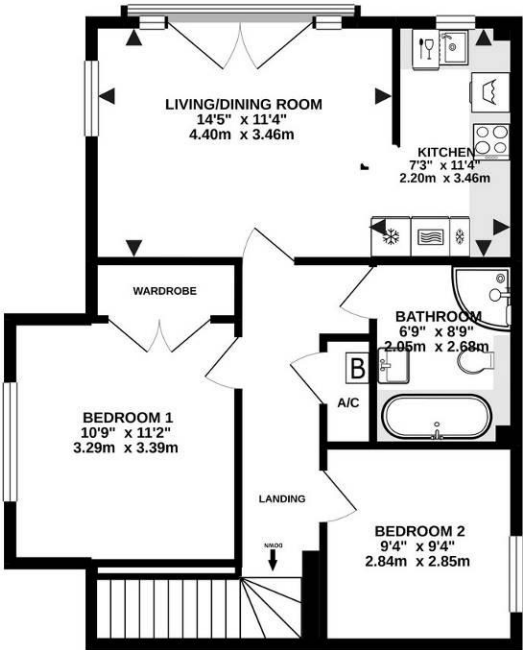
Inside, it is well-presented with light and neutral decor throughout, complimented by solid-oak internal doors, and it feels warm and welcoming with gas central heating and double glazing.

The accommodation comprises of a fabulous living/dining room, filled with light from dual-aspect windows and wide French doors which open to reveal a Juliette balcony with glass and steel balustrade, from where there is a pleasant outlook over the grounds and tall conifers to the front. Beside the living/dining room is a modern kitchen with an elegant range of gloss cream and woodgrain-effect fitted units providing ample cupboard space, along with under-cabinet feature lighting. It doesn't just look good, it is well-equipped too, with a comprehensive range of integrated appliances comprising of a slimline dishwasher, a washer/dryer, a wine fridge, a fan-oven, a ceramic hob, a freezer and larder fridge.

There are two light and airy bedrooms, both doubles, one with a built-in wardrobe, a modern bathroom which is fully tiled containing a bath and separate shower, hidden-cistern WC and basin, and in an airing cupboard on the landing is a condensing combi-boiler which provides the central heating and hot water on demand. A hatch in the landing ceiling provides access to the loft space where there is a drop-down ladder for convenience.

Outside, there is a block paved parking area at the front of the property, where there is one numbered, allocated space, along with a couple of shared visitors slots.

1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of sites, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. 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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## the location...

The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size.

### Shopping

Late night pint of milk: Sainsburys 0.8 mile

Town centre: Newton Abbot 1.2 miles

Supermarket: Asda 1.7 miles

### Relaxing

Beach: Teignmouth 8.4 miles

Park: Bakers Park: 1.8 miles

Newton Abbot Leisure Centre: 2 miles

Dainton Golf Club: 3.8 miles

### Travel

Train station: Newton Abbot 1.1 miles

Main travel link: A380 3.2 miles

Airport: Exeter Airport 20.4 miles

### Schools

Bradley Barton Primary School: 2.8 miles

Coombeshead Academy: 2.3 miles

Newton Abbot College: 2 miles

Stover School: 4.2 miles

Please check Google maps for exact distances and travel times.

**Property postcode: TQ12 4BZ**

## how to get there...

From the Penn Inn roundabout from Newton Abbot direction take the second exit onto Shaldon Road, towards Milber/Combe in Teignhead. Turn right onto St Marychurch Road, then take the next right onto Pinewood Road. Turn left onto Silverwood Avenue and then turn left again onto Rowantree Road and Monterey Park will be on your left hand side.

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