



A lovely modern family home with plenty of space, natural light, and a Kitchen Family Room opening to the rear Garden

A three storey
Detached Town
House central to
Newton Abbot

## 57 BUTTERCUP WAY, NEWTON ABBOT

Newton Abbot TQ12 1GT

CHECK OUT this FABULOUS 3 Storey double fronted Detached Town House!

Modern Spacious Family Home. 6 Bedrooms, Living & Dining Room/Study, Kitchen Family Room with Open Plan Doors to Terrace + Utility. 2 En-suite Shower Rooms, Bathroom & Cloakroom. Main Bedroom Suite with Dressing Room. Large Patio area, Double Garage + Parking. Close to Schools, Shops & Amenities, with local Bus Route & easy access to A380, Newton Abbot Rail Station & Torbay Coast.

Tenure - Freehold.













2 Reception rooms



Off Road Parking, Double Garage



Private Garden & Patio



Counci Tax: F





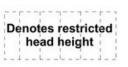


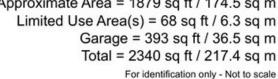


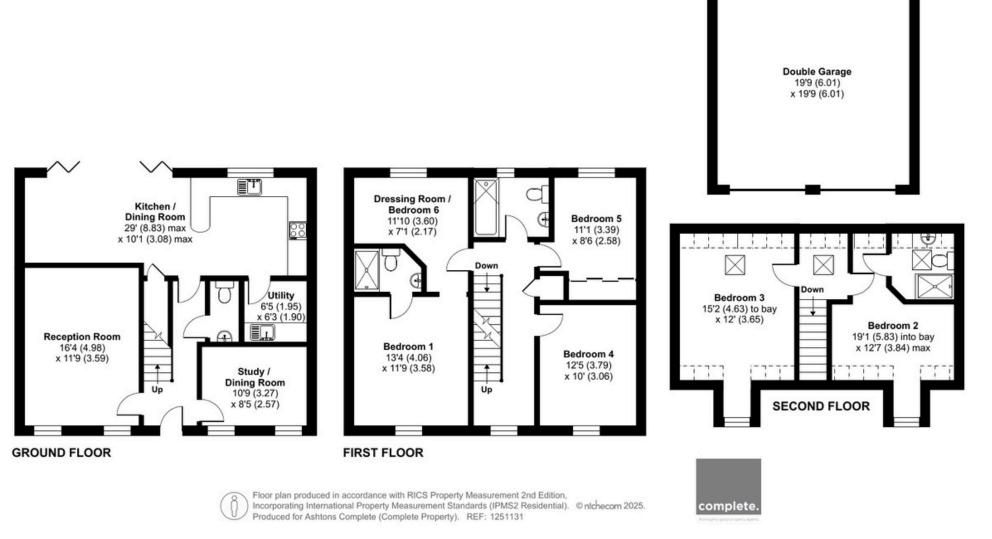


## **Buttercup Way, Newton Abbot, TQ12**

Approximate Area = 1879 sq ft / 174.5 sq m Limited Use Area(s) = 68 sq ft / 6.3 sq m Garage = 393 sq ft / 36.5 sq m Total = 2340 sq ft / 217.4 sq m







Whilst every attempt has been made to ensure the accuracy of the floor plans 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. Made with Metropix ©2023



## THE HOME...

Built by Taylor Wimpey this is a spacious Family Home with lots of natural light throughout & a modern interior design with upgraded Kitchen.

Set back from the road the home sits on a corner plot style site. The Entrance Hall leads directly rightwards to the separate Dining Room / Study overlooking the front & leftwards to the Family Living Room, also overlooking the front. Both good size rooms with lots of light & space. To the rear of the house is the heart of this home with a spacious Kitchen Family Room that opens the space with 5 panel Bi Fold doors giving an 'outside in' approach, allowing you to lead directly out to the rear Garden.

A modern upgraded Kitchen has all that is needed with gloss tiled floor, lots of storage, breakfast bar & black speckled granite work tops, integrated appliances, mood lighting, double electric oven & grill, hob, cooker hood & window that overlooks the Garden areas. A separate Utility / laundry room is accessed off the Kitchen area. At over 8m in length at the other end of the room is a family / day space area, plenty of room for a sofa, table & chairs, all opening to the Garden. The ground floor also has a Cloakroom with toilet & sink.

The first-floor landing gives access to three Bedrooms. A main Bedroom suite runs front to back with Double Bedroom, Ensuite Shower Room & Dressing Room (which is also Bedroom 6) if converted back with only a door separating the two rooms. The other two Bedrooms overlook the front & rear, along with a separate Family Bathroom.

The top floor further provides two Double Bedrooms, both with insets into the hipped windows overlooking the front with further sky light windows, giving a light & spacious feel. Here one Bedroom also has an En-suite Shower Room.

Outside to the front is a typical town Garden frontage. To the rear side is a Garden area & large patio with a paved pathway leading directly to the double Garage with power & light & rear gate that leads to the Off-Road Parking spaces & turning area.

Set in this ever-popular area, this is a Home that is well worth a look!

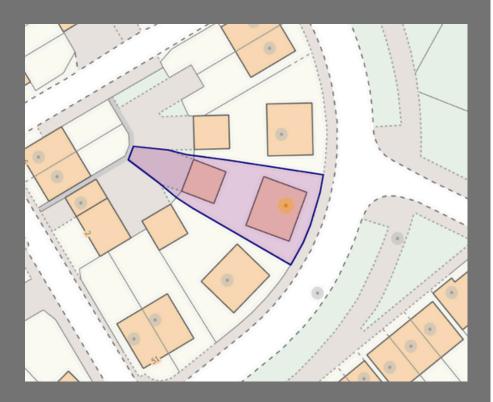












# LOCATION

Please check Google maps for exact distances and travel times. Property postcode: TQ12 <u>1GT</u>

#### **SCHOOLS**

#### Schools

- Abbotskerswell Primary School
- 0.09 miles
- Age: 4 11
- Ofsted: Good
- Decoy Primary School
- 1 miles
- Age: 3 11
- Ofsted: Good
- Canada Hill Community Primary School
- 0.9 miles
- Age: 4 11
- Ofsted: Good

### TRANSPORT LINKS

- Local Bus Service
- Rail Station Newton Abbot 3 miles
- Exeter Airport 21 miles

#### **COMPLETE - Thoroughly good Property Agents**

79 Queen Street, Newton Abbot TQ12 2AU

t: 01626 362246

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Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property. SETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as Ferrica representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited. As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

SIGNATURE HOMES

complete.