



29 Sandford View, Newton Abbot - TQ12 2TG

£385,000 Freehold

Detached House • Reverse Level • Four Bedrooms • Master Ensuite • Family Bathroom • Kitchen/Diner • Large Lounge • South Facing Rear Garden • Parking • Countryside views


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 1 Bank Street
Newton Abbot TQ12 2JL



Nestled in a serene residential neighbourhood, this exquisite 4-bedroom detached house offers an unparalleled living experience. Boasting a unique reverse level layout that maximises space and light, this property is a testament to modern architectural design.

You enter the property on the first floor where you can find the principle bedroom which features an ensuite bathroom for added convenience, complemented by the allure of a Juliet balcony. The two further generously proportioned bedrooms beckon with the promise of relaxation and comfort, one featuring a further Juliet balcony over the rear garden, with far reaching views of the countryside.

The family bathroom, complete with a low-level WC, wash hand basin, and bath with shower attachment, caters to the needs of the household with elegance and efficiency. An airing cupboard with a water tank ensures convenience in managing daily tasks.

Downstairs, the ground floor hosts a versatile bedroom with sliding patio doors, ideal for guests or as a private retreat. A well-appointed downstairs WC ensures practicality, while a thoughtfully designed kitchen/diner awaits culinary enthusiasts. Equipped with a suite of built-in appliances, including a double oven, gas hob, and stainless steel sink, this space encourages gastronomic creativity. The incorporation of space and plumbing for essential appliances further elevates the functionality of this area.

The heart of the home lies in the spacious living room where a feature fireplace serves as a focal point, adding warmth and charm to the living space. Sliding patio doors open to the rear garden, inviting natural light to dance through the room and create a seamless indoor-outdoor connection.

This property is not simply a house but a sanctuary waiting to be personalised and cherished. With its blend of contemporary amenities and timeless allure, this residence offers a unique opportunity to create lasting memories. Take the next step towards making this house your home and schedule a viewing today to experience the harmonious fusion of style and comfort that awaits within these walls.

Measurements

Lounge - 12'9 × 17'7 (3.90m x 5.73m)

Kitchen/Diner - 11'2 × 11'2 (3.43m x 3.41m)

Bedroom - 9'8 × 11'6 (2.96m x 3.52m)

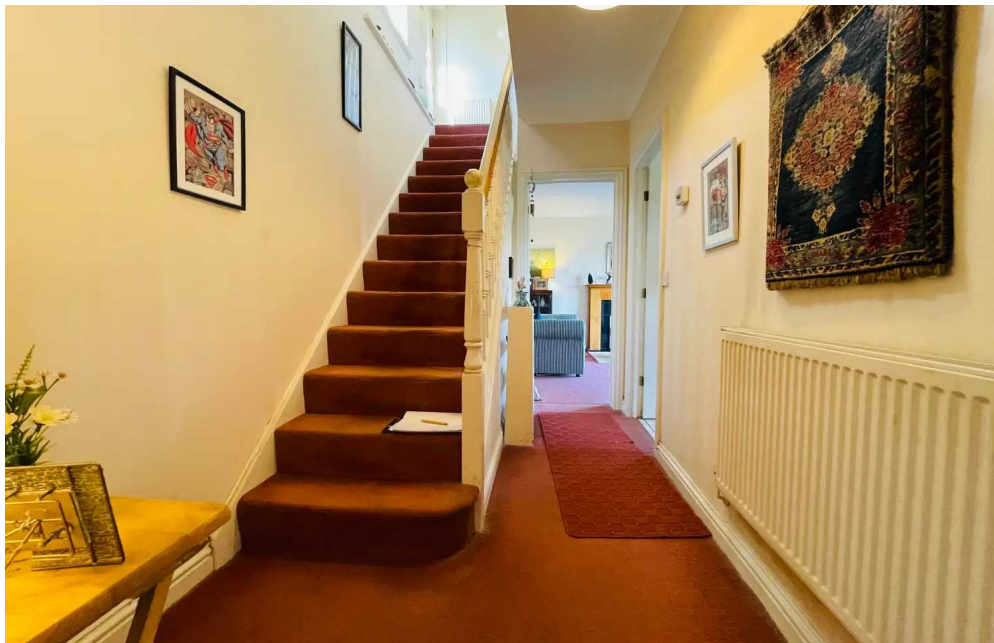
Bedroom - 11'4 × 8'5 (2.58m)

Bedroom - 8'11 × 10'11 (2.72m x 3.34m)

Bedroom - 7'10 × 9'4 (2.39 × 2.78m)

Bathroom - 6'1 × 6'4 (1.87m x 1.95m)

Garage - 8'11 × 17'7 (2.72m x 5.37m)



Important Information

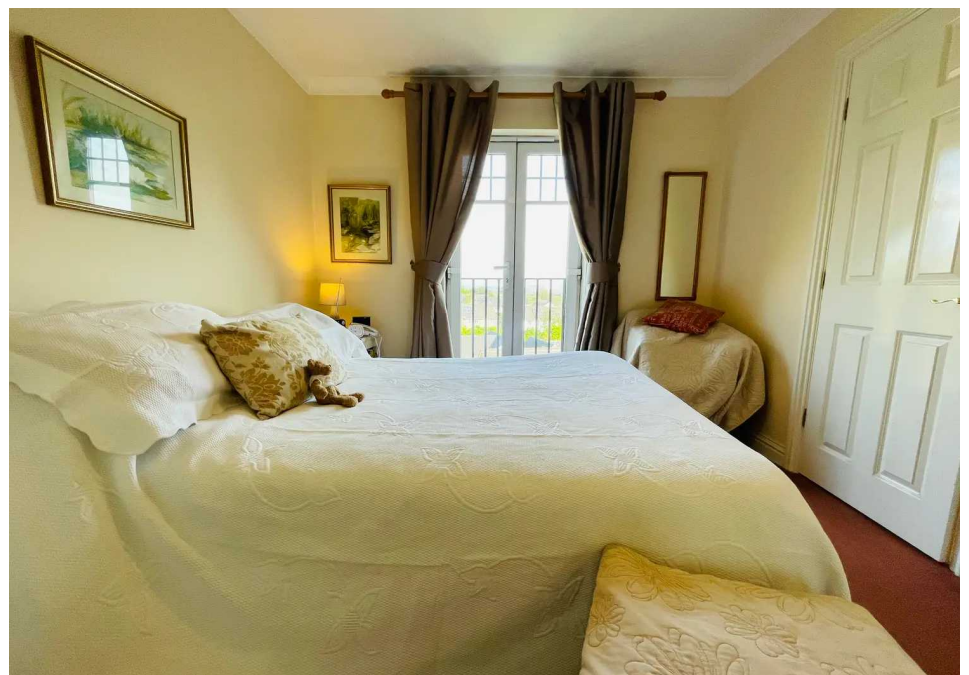
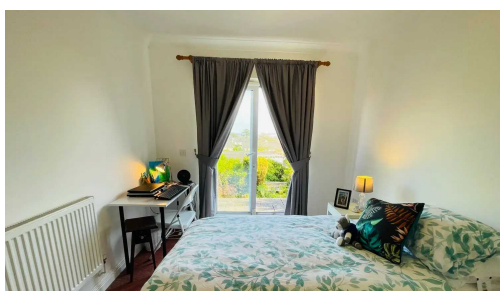
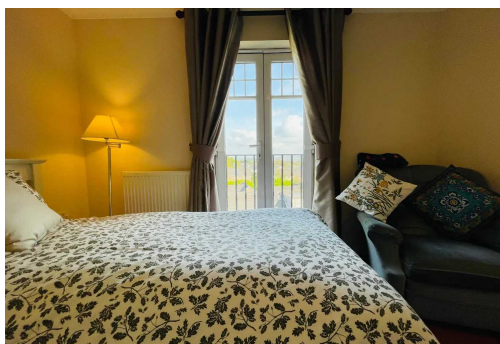
Broadband Speed

EPC Rating

Teignbridge Council Tax Band

Mains Gas, Mains Electric,
Mains Water and Mains
Sewerage Supplied

The property is freehold.



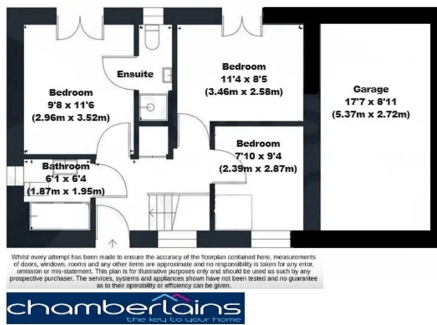
Garden

The sunny rear garden is a haven for nature with its abundance of mature shrubs and trees. The generous patio provides the perfect oasis for overlooking the far reaching countryside views, while enjoying an evening drink or entertaining friends.

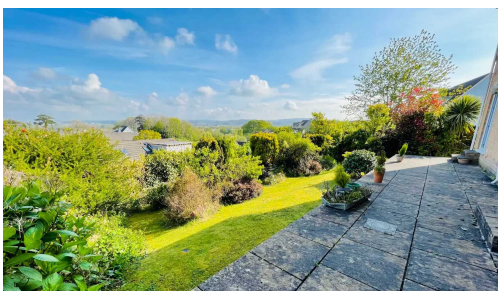
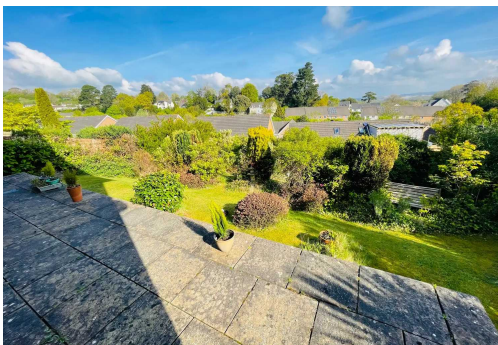
Driveway

3 Parking Spaces

The large driveway can hold 2 cars. There is also an additional driveway to the right, belonging to the property, offering a further parking space.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
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