

## 18 Shobbrook Hill, Newton Abbot

£225,000 Freehold

End Of Terrace House • Three Bedrooms • Garage • Open-Plan Living • Rear Courtyard • Communal Greenspace • Fitted Wardrobes • Gas Central Heating

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Located in Shobbrook Hill, Bradley Valley, Newton Abbot, this charming three-bedroom semi-detached home features spacious living areas, a modern kitchen, a garage, and enclosed gardens, all situated in a quiet cul-de-sac.

The entrance porch leads to a spacious living room with wood-effect laminate flooring and a double-glazed front window. An opening connects to the dining area, which continues the wood-effect flooring and has double doors opening to the garden. The kitchen includes matching wall and base units, a stainless steel sink, a built-in oven and gas hob, and space for a fridge/freezer and washing machine. A breakfast bar provides space for stools, and there is a double-glazed window to the rear.

Stairs from the living room rise to the first floor, where there are three bedrooms, all with double-glazed windows. The main bedroom benefits from built-in wardrobes. The family bathroom features a low-level WC, a pedestal wash hand basin, a panelled bath with shower over, fully tiled walls, and an obscure double-glazed window. From the landing, there is access to the loft space and a storage cupboard.

Externally, the front of the property includes a garage located in a nearby block and a pathway leading to the house. The rear features a pleasant, enclosed, low-maintenance paved garden bordered by attractive flowerbeds, with an opening to a communal garden.



## Measurements

Living Room - 16'7 × 14'7 (5.06m x 4.44m)

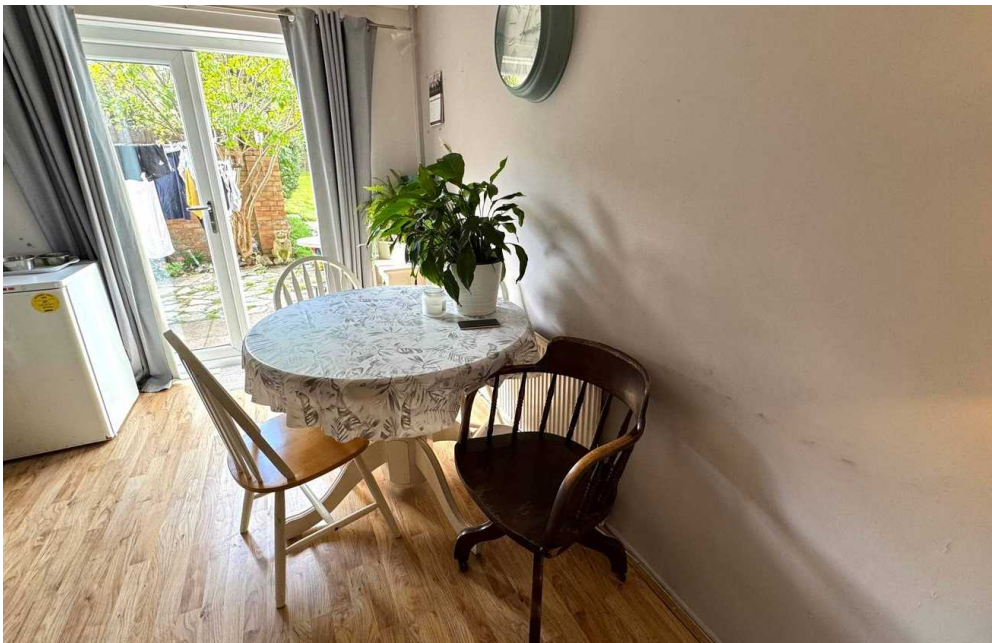
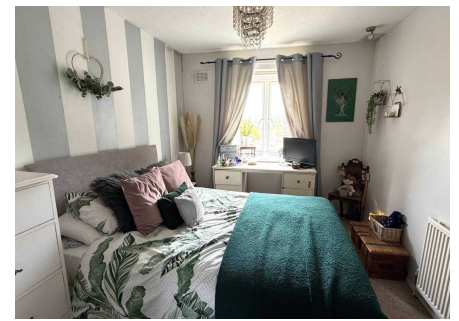
Dining Area - 8'10 × 9'4 (2.68m x 2.84m)

Kitchen - 7'9 × 9'4 (2.36m x 2.84m)

Bedroom - 8'10 × 12'5 (2.69m x 3.78m)

Bedroom - 9'8 × 9'11 (2.95m x 3.03m)

Bedroom - 7'6 × 9'8 (2.28m x 2.95m)



## Important Information

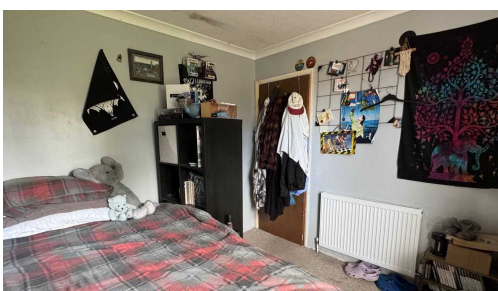
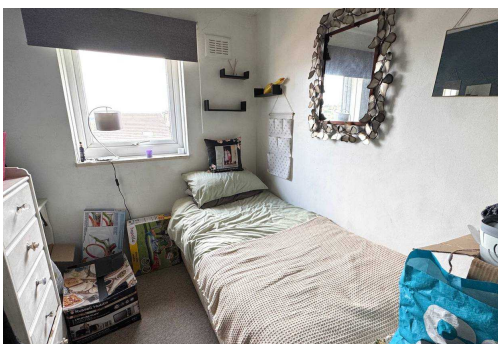
Broadband Speed - Ultrafast  
1000Mbps (According to OFCOM)

EPC Rating - D

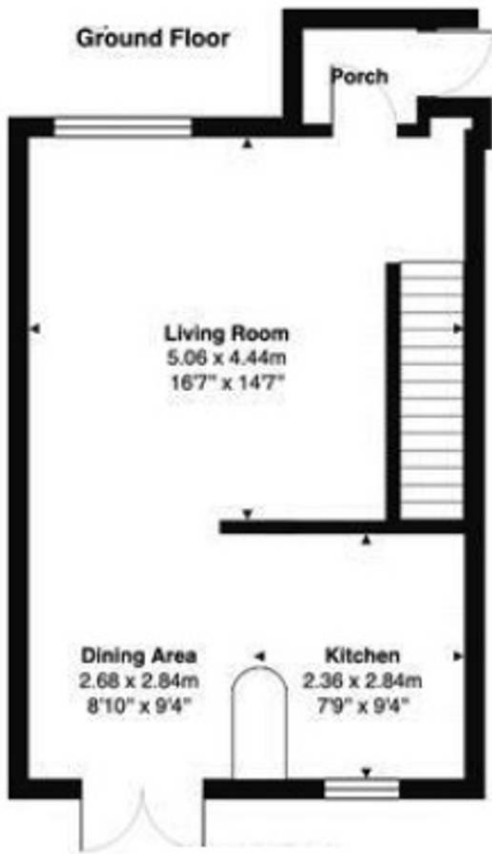
Teignbridge Council Tax Band - B  
(£1919.67 Per Year)

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

The Property Is Freehold







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 will be taken for any error, omission or mis-statement. The plan is for illustration purposes only.



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			
		65	85
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		60	82
England, Scotland & Wales			
		EU Directive 2002/91/EC	