





## 8 Hawkweed Close, Newton Abbot

£250,000 Freehold

No Onward Chain • End Terraced House • Two Bedrooms • Spacious Living Room • Kitchen • Two Ensuites & Downstairs WC • Gas Central Heating & Fully Double Glazed • Enclosed Rear Garden • Off Road Parking • Built By Redrow in 2020

## Contact Us...

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Welcome to this beautifully presented two-bedroom terraced home, located in the highly desirable Redrow development on the outskirts of Newton Abbot. Built in 2020, this modern property offers stylish and practical living, perfect for first-time buyers, downsizers, or investors.

The spacious lounge is bright and welcoming, featuring a large front-facing window, under-stairs storage, and soft carpeting that adds warmth and comfort. The contemporary kitchen/diner is fitted with gloss units, contrasting worktops, brick tile upstands, and integrated appliances including a fridge freezer, electric oven, and gas hob. French doors open out to the rear garden, creating a seamless connection between indoor and outdoor living. A downstairs WC, finished with wood-effect flooring and modern fittings, adds convenience to the ground floor layout.

Upstairs, the property offers two generously sized double bedrooms, each with its own en-suite. The principal bedroom includes built-in wardrobes, dual aspect windows for plenty of natural light, and a full en-suite bathroom with a shower-overbath. The second bedroom overlooks the rear garden and benefits from an en-suite shower room and built-in storage.

The west-facing rear garden is fully enclosed and thoughtfully landscaped with a patio area, lawn and raised beds. A rear gate provides easy access, making it ideal for entertaining or relaxing outdoors. At the front of the property, there are two allocated parking spaces for added convenience.

## **USEFUL INFORMATION**

Broadband Speed Ultrafast 1800Mbps (According to OFCOM)

Teignbridge Council Tax Band B (£2,212.19 PA - 2025/2026)

EPC Rating B (Valid until 9th March 2030)

Mains Gas, Electric, Water and Drainage Connected

Annual Maintenance Charge: £164 in 2024 that is payable to Remus

Mains electricity, gas, water, and drainage all connected

The Property is Freehold.

## **MEASUREMENTS**

Living Room - 15' 10" x 10' 3" (4.83m x 3.12m)

Kitchen/Diner - 14' 2" x 8' 0" (4.32m x 2.44m)

Bedroom - 12' 2" x 8' 10" (3.71m x 2.69m)

En-Suite - 6' 3" x 5' 7" (1.91m x 1.7m)

Bedroom - 11' 3" x 10' 4" (3.43m x 3.15m)

En-Suite - 6'2" x 3'8" (2.5m x 1.1m)





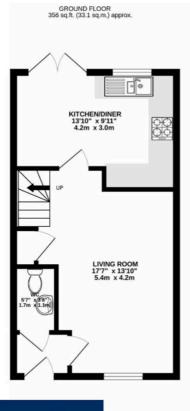


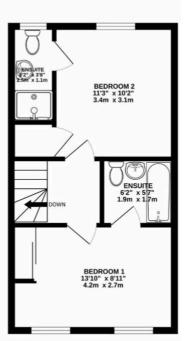
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1ST FLOOR 356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 sq.m.) approx. White every attempt has been made to ensure the accuracy of the Rooplan contained here, measurement of doors, windows, room and any other times are approximate and no responsibility in taken for any ensurement on mis-datement. This plan is for fluorative purposes only and should be used as such by any opposition purchase. This services, systems and applications show have not been stend and no guarantee.







