



# 7 Marlborough Place

Newton Abbot, TQ12 1QW





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Guide Price of £275,000

A well presented semi-detached family home boasting three bedrooms, a garage, and an enclosed south-facing rear garden in the desirable town of Newton Abbot. Step into a well-presented interior with a warm and inviting ambiance, featuring gas central heating and double-glazing throughout. The ground floor offers an entrance hallway with a convenient cloakroom/utility, a generously proportioned kitchen/dining room with modern fittings, and a cozy living room. Upstairs, you'll find three light and airy bedrooms and a spacious family bathroom.

- Semi-Detached Family Home
- Three Bedrooms
- Situated in a Quiet Cul-De-Sac Location
- Spacious Kitchen/Dining Room
- Enclosed South Facing Rear Garden
- Close to Local Shops, Schools & Amenities
- Garage
- Solar Panels
- Ground floor cloakroom

Step inside this inviting home featuring an entrance hallway, convenient storage cupboard beneath the staircase, and access to the downstairs cloakroom/utility. The family-friendly kitchen and dining room offer a view and direct access to the garden, allowing you to keep an eye on both the room and the children. The kitchen/breakfast room boasts a range of matching wall and base-level units, a breakfast bar, and a dining area with patio doors to the garden. The attractive double doors lead into the cozy living room.

A split-level staircase provides access to the first-floor landing, the loft, and three good-sized bedrooms. The master bedroom benefits from spacious built-in wardrobes. The bathroom is deceptively spacious and fitted to a high standard, featuring a suite comprising a low-level flush WC, pedestal wash hand basin incorporated into a vanity unit, paneled bath, and a separate shower. An obscure double-glazed window to the front completes the space.

Externally, the property boasts private and enclosed rear gardens with a patio area and a level lawn. Additionally, a nearby garage and parking space are available. Newton Abbot offers a wide range of amenities and facilities, including a hospital, primary and secondary schools, a leisure center, various shops, superstores, a racecourse, and a rail station on the London Paddington - Plymouth mainline. Excellent dual-carriageway access to Plymouth, Exeter, and the motorway network beyond further contribute to the property's appeal.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Services:**

The property is supplied by mains water, electricity and mains drainage.

**Local and Planning Authority:**

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot TQ12 4XX

**Council Tax:**

Council Tax Band C 2024/2025 £2193.90

**Energy Performance Certificate:**

Energy Performance Rating Band C (80)

**Tenure:**

The property is freehold with vacant possession.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

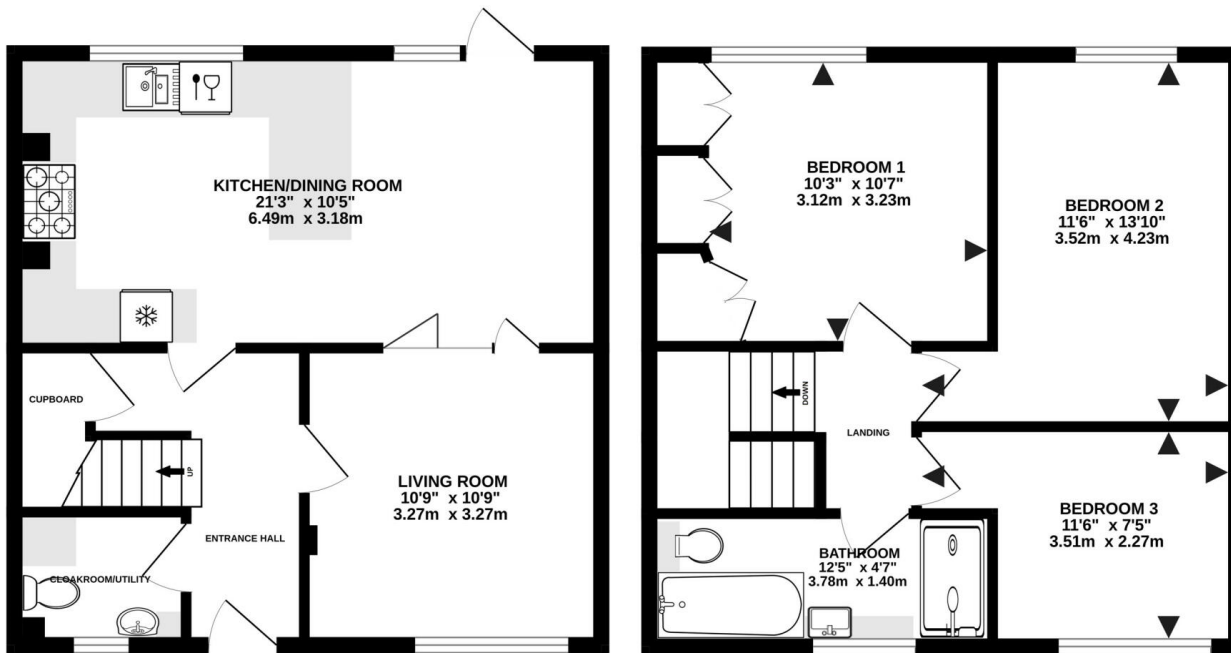
Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

**Directions:** From Rendells office continue to the lights and straight across onto Highweek St, at the roundabout take the first left onto Ashburton Rd, turn right at the lights up Coombeshead Rd, turn right into The Churchills, continue down to the right into Marlborough Place, No.7 is on your right.

**What3Words:** ///healers.smile.badge







TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.



**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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