



Connells

Eagle Crescent
Newton Abbot



Property Description

An excellent opportunity to step onto the property ladder with this modern and well-presented three bedroom home, offered on a 50% shared ownership basis, situated within a popular and family-friendly residential development on the outskirts of Newton Abbot.

Arranged over three storeys, this spacious property offers flexible and contemporary living, ideal for first-time buyers, young families, or those looking for an affordable route into home ownership.

The ground floor features a welcoming entrance hall with a convenient cloakroom/WC, leading through to a modern fitted kitchen with ample storage and worktop space. A separate dining room provides the perfect setting for family meals or entertaining.

On the first floor, you'll find the lounge, flooded with natural light and offering a comfortable space to relax, alongside a double bedroom and a well-appointed family bathroom.

The second floor hosts two further double bedrooms, both well-proportioned and served by a modern shower room, making this layout particularly well-suited to growing families or those requiring home office space.

Externally, the property benefits from a private rear garden, mainly laid to lawn with a paved seating area - ideal for outdoor dining and family use. To the front, there is off-road parking, adding further convenience.

Eagle Crescent is well positioned for access to local schools, shops, and amenities, with Newton Abbot town centre, the A38, and mainline rail links.

Front Of The Property

Area of lawn to the front with a pathway to the main entrance and outside tap. Parking to the left of the property for two vehicles and steps to the right-hand-side leading to the rear garden.

Entrance Hallway

Spacious hallway with ample space for coats and shoes, stairs to the first floor and a wall mounted radiator.

Cloakroom

Wash hand basin, WC and a wall mounted radiator.

Kitchen

13' 1" x 10' 7" (3.99m x 3.23m)

Double glazed window to the front of the property, wall and base units, one bowl sink/drain, four ring gas hob with extractor over, oven, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, storage cupboard and a wall mounted radiator.

Dining Room

13' 1" x 9' 9" (3.99m x 2.97m)

Double glazed window to the front of the property and a wall mounted radiator.

First Floor

Stairs to the second floor and a wall mounted radiator.

Lounge

13' x 12' 2" (3.96m x 3.71m)

Double glazed window to the front, French doors to the rear and a wall mounted radiator.

Bedroom One

13' x 10' 8" (3.96m x 3.25m)

Double glazed window to the front, French doors to the rear and a wall mounted radiator.

Bathroom

Obscure double glazed window to the front of the property, bath with mixer taps and shower attachment, WC, wash hand basin and a wall mounted radiator.

Second Floor

Double glazed window to the rear, loft hatch, storage cupboard and a wall mounted radiator.

Bedroom Two

13' 1" x 10' 8" (3.99m x 3.25m)

Double glazed window to the front and rear of the property and a wall mounted radiator.

Bedroom Three

13' 1" x 10' 8" (3.99m x 3.25m)

Double glazed window to the front and rear of the property and a wall mounted radiator.

Shower Room

Obscure double glazed window to the front of the property, shower cubicle, WC, wash hand basin and a wall mounted radiator.

Rear Of The Property

The south facing rear garden is accessed via the bedroom and lounge on the first floor and offers an enclosed space. Both French doors open onto a good size patio area providing ample space for garden furniture. There is a good size lawn and timber shed for additional storage. A side gate provides access to the front of the property.

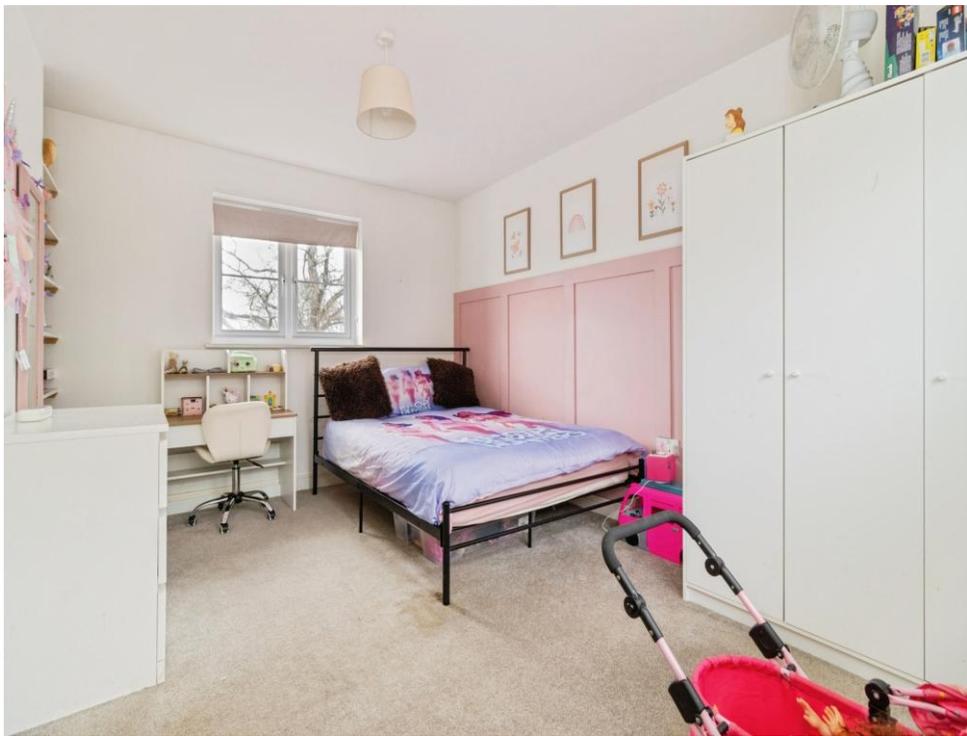
Agents Note

This property is currently under shared ownership with 50% ownership by the seller. The property is offered to market with the option to purchase 100% in conjunction with Heylo Housing Association, who would need to be contacted to ensure any criteria are met by the interested party.

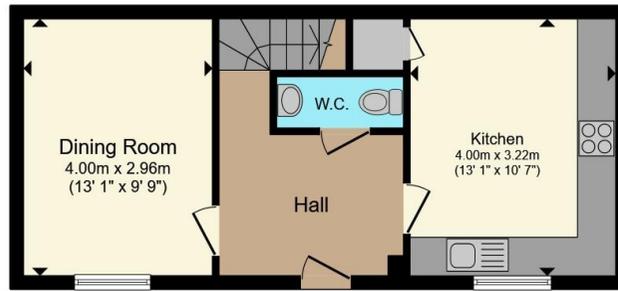
The development will have a communal maintenance charge which is currently not in place and costs are TBC.

Monthly Rent - £471.93 pcm

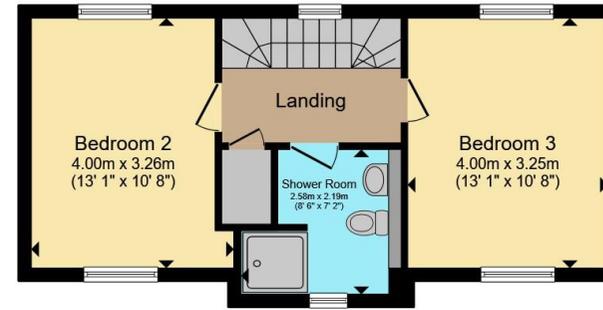




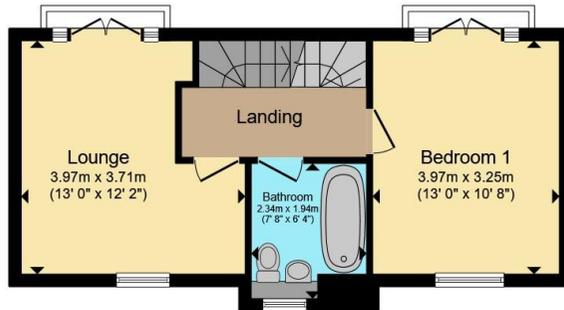




Ground Floor



Second Floor



First Floor

Total floor area 113.2 m² (1,218 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01626 365 064
E newtonabbot@connells.co.uk

4 Bank Street
 NEWTON ABBOT TQ12 2JW

EPC Rating: B Council Tax Band: E

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/NAB311957

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NAB311957 - 0006