





145 Drake Road, NEWTON ABBOT

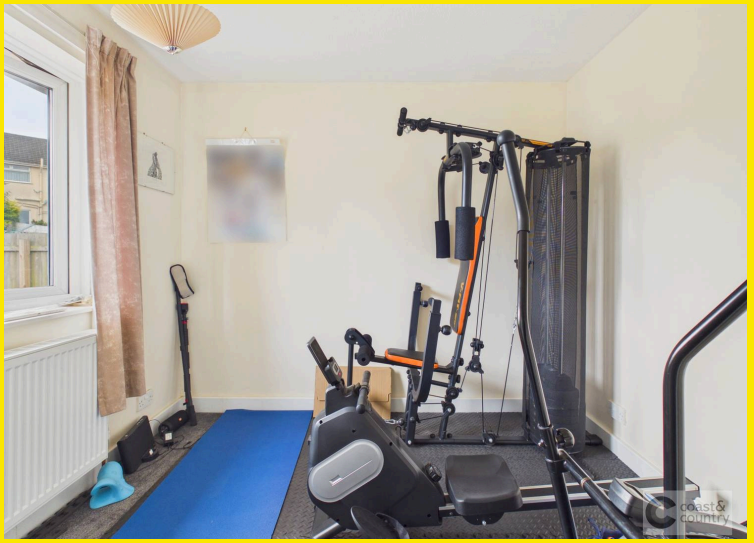
£245,000 Freehold

Video Walk-through Available • Semi-Detached House • 3 Double Bedrooms • Double-aspect Lounge • Modern Eat-in Kitchen with Appliances • Bathroom with Separate Shower Cabinet • Gas Central Heating & Double Glazing • Adjacent Garage • Open Views















A mature three-bedroom semi-detached family home situated in a small cul de sac within this popular residential location. Offering spacious accommodation including three bedrooms and a large dual aspect lounge/dining room along with a modern kitchen/breakfast room, modern bath/shower room and a cloakroom/WC, the property also boasts gas central heating and uPVC double glazing. Outside there is a tiered rear garden, driveway and garage. The property will make an ideal first purchase or family home and viewings come highly recommended.

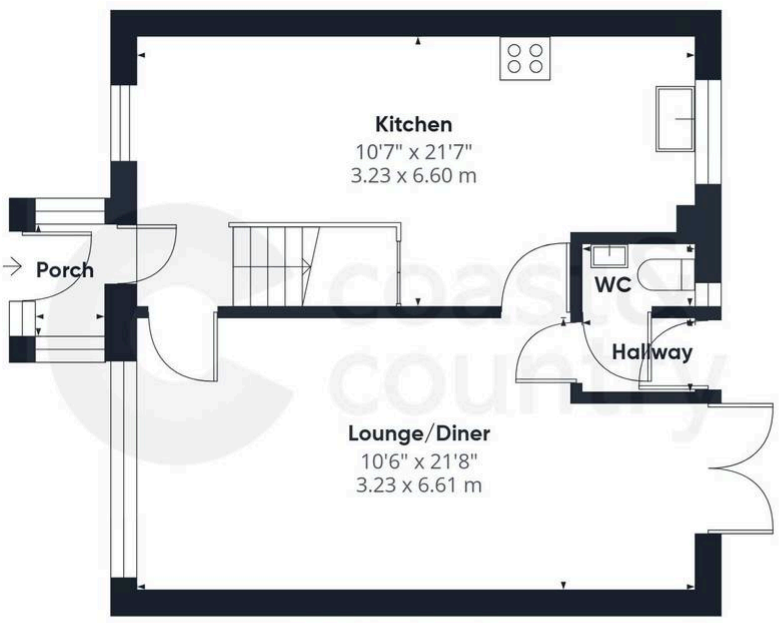
Accommodation
The entrance door leads to the entrance porch with windows and door to the hallway with stairs to first floor and door to the lounge/dining room which is dual aspect with window to front and French doors to the rear garden, door to kitchen and further door to rear porch with door to outside and cloakroom/WC with low-level WC, wash basin and window. The kitchen/breakfast room again is dual aspect with windows to front and rear. The kitchen has been re-fitted with a modern range of grey high gloss wall and base units with rolled edge work surfaces, inset single drainer sink unit, built-in appliances including double oven and hob, fridge/freezer, dishwasher and plumbing for washing machine, wall mounted gas boiler and understairs cupboard.

On the first-floor, bedrooms one and two both have windows to front enjoying views over Newton Abbot towards Dartmoor in the distance and bedroom two has a storage cupboard. Bedroom three has a window to rear and storage cupboard. The bath/shower room has been re-fitted with a modern suite comprising panelled bath with mixed tap/shower attachment, separate shower cubicle, low-level WC, pedestal wash basin, heated towel rail and window.

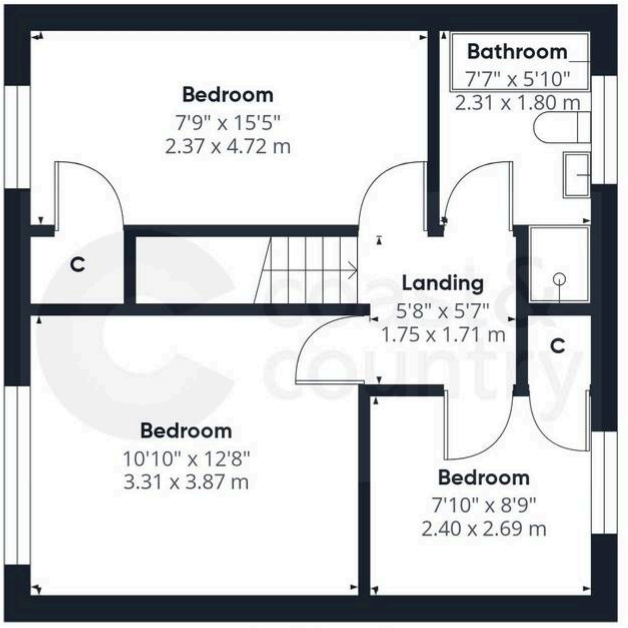
Gardens
Outside to the front there is a gravelled area with path to front door and gate to side leads to the rear garden which has a paved patio with gravelled area and timber shed, brick retaining wall and steps leading to tiered areas with gravel, paving and lawn with border to rear boundary.

Parking
Driveway to the front leading to a single garage.

Agent's Notes
Council Tax: Currently Band B
Construction: Concrete walls (thought to be Wimpey No-fines)
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.



Ground Floor Building 1



Floor 1 Building 1

Approximate total area

1044 ft²

96.9 m²



Ground Floor Building 2

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Disclaimer: Any information provided is purely a guide and is noncontractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances, we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance. To ensure compliance with HMRC's Anti Money Laundering and Source of Funds regulation, we use Smart Compliance. Purchasers and those providing funds towards a purchase are required to complete this compliance process, for which there is a £75.00 charge.