

CHRISTOPHER SCALES

POWERED BY
exp UK



Horse Shoe Drive, Newton Abbot

Bedrooms: 3 Bathrooms: 2 Receptions: 1

£290,000

A beautifully presented three-bedroom family home, this new build offers modern comforts and convenience, ideally situated just a short distance from Newton Abbot town centre, Hospital, Leisure Centre, and local schools. This property benefits from a private garden, perfect for contemporary living. To arrange a viewing, please quote CS1097 when calling.

Upon entering, a welcoming reception hall leads to the principal living spaces. The bright kitchen/diner, located at the front of the property, is well-appointed with a range of modern base and wall units, integrated appliances including a dishwasher and electric oven, a four-ring gas hob with extractor over, and ample space for a fridge freezer and washing machine. This area provides a perfect setting for daily meals and entertaining.

The spacious sitting room, positioned at the rear, is a comfortable retreat, featuring UPVC double glazed windows and double doors that open directly onto the private rear garden, seamlessly blending indoor and outdoor living. A convenient ground floor WC completes the lower level.

Ascending to the first floor, a landing provides access to three well-proportioned bedrooms. The principal bedroom, overlooking the rear garden, includes a recess with hanging rails and shelving, and benefits from a private en-suite shower room. This en-suite is fitted with a tiled shower enclosure, wash basin, and WC. The second bedroom, located at the front, also features a useful recess with hanging space, while the third bedroom offers views over the rear. A family bathroom, equipped with a panelled bath with shower over, wash basin, and WC, serves the remaining bedrooms.

Outside, the front of the property features a low-maintenance garden laid to stone chippings with a paved pathway to the front door. The rear garden is a delightful, level space laid with paving slabs and artificial grass, enclosed by timber fencing, ensuring privacy. It includes an outside security light and tap, with a rear service gate. This property also benefits a garage and is situated under a nearby Coach House, offering valuable additional storage.

THE ACCOMMODATION COMPRISES,

Canopied entrance with light point and composite door to:

RECEPTION HALL - 3.89m x 2.11m (12'9" x 6'11")





THE ACCOMMODATION COMPRISES,

Canopied entrance with light point and composite door to:

RECEPTION HALL - 3.89m x 2.11m (12'9" x 6'11")

Light point, smoke detector, stairs with handrail to first floor, radiator doors to:

SITTING ROOM - 4.98m x 3.17m (16'4" x 10'5")

Light points, UPVC double glazed window to rear aspect, UPVC double doors opening onto the rear garden, radiator with thermostat control, under stairs storage cupboard with consumer unit.

KITCHEN/DINER - 4.78m x 2.77m (15'8" x 9'1")

Light points, UPVC double glazed window to front aspect, radiator with thermostat control, fitted kitchen comprising a range of base and drawer unit units with work surfaces over, inset sink and drainer with mixer tap over, inset four ring gas hob with extractor over, matching wall cabinets, built-in electric oven, integral dishwasher, space for upright fridge freezer, space and plumbing for washing machine, cupboard housing the boiler.

GROUND FLOOR WC - 1.73m x 0.84m (5'8" x 2'9")

Light point, extractor fan, UPVC obscure glazed window. Comprising pedestal wash hand basin with tiled splash back, WC, radiator with thermostat control.

FIRST FLOOR LANDING - 3.4m x 2.03m (11'2" x 6'8")

Light point, smoke detector, hatch to loft space, radiator, doors to:

BEDROOM ONE - 4.44m x 2.74m (14'7" x 9'0") Maximum Measurement.

Light point, UPVC double glazed window to rear aspect, radiator, TV connection point, telephone point, recess with hanging rails and shelving, door to:

ENSUITE SHOWER ROOM/WC - 2.26m x 1.47m (7'5" x 4'10")

Comprising tiled shower enclosure with sliding door, pedestal wash hand basin with tiled splashback, WC, radiator with thermostat control, shaver socket, extractor fan.

BEDROOM TWO - 3.51m x 2.77m (11'6" x 9'1") Maximum Measurement

Light point, UPVC double glazed window to front aspect, radiator with thermostat control, recess with hanging rail and shelf.

BEDROOM THREE - 3.15m x 2.11m (10'4" x 6'11") Maximum Measurement.

Light point, UPVC double glazed window to rear aspect, radiator with thermostat control.



BATHROOM/WC - 2.08m x 1.73m (6'10" x 5'8")

BATHROOM/WC Light point, UPVC obscure glazed window, extractor fan. Comprising panelled bath with central tap and mains fed shower over, pedestal wash hand basin with tiled splash back, WC, radiator with thermostat control.

OUTSIDE

FRONT - To the front of the property is a small garden laid to stone chippings for ease of maintenance and a paved pathway leading to the front door.

REAR - At the rear of the property and accessed from the sitting room is a level garden, laid to paving slabs and artificial grass, enclosed by timber fence and with outside security light and outside tap. A rear service gate with steps leads to a garage in an adjacent block.

GARAGE - 3m x 3m (9'10" x 9'10")

Metal up and over door, located under a nearby Coach House.

USEFUL INFORMATION

Tenure – Freehold

Age - Approx 2020 Onwards

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

EPC Rating - B/84 potential - A/96

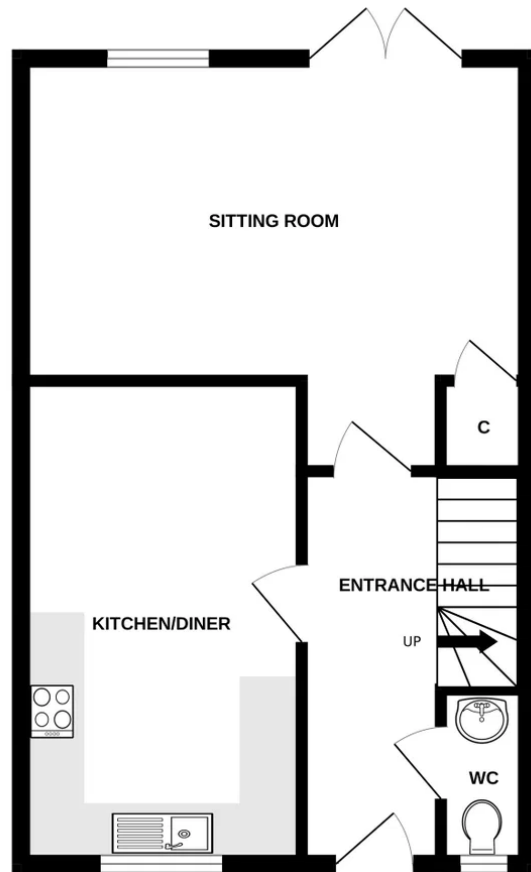
Broadband - To be confirmed

Mobile - To be confirmed

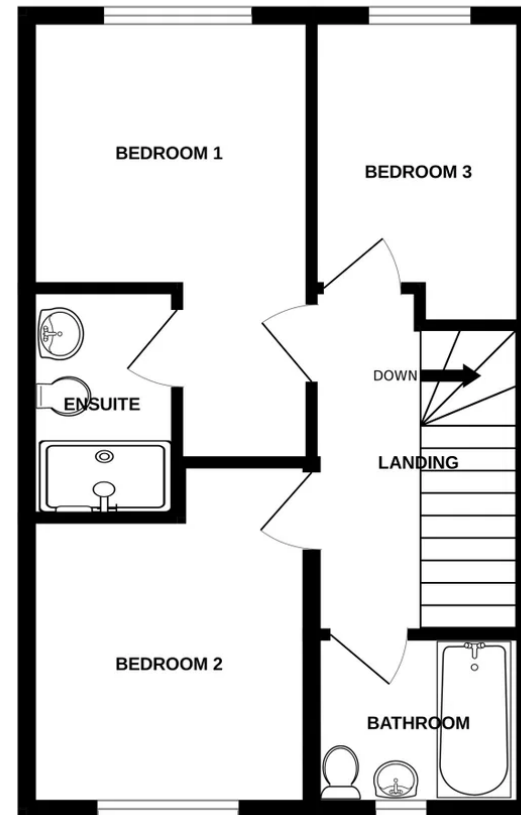




GROUND FLOOR



1ST FLOOR



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 is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

CHRISTOPHER SCALES

POWERED BY
exp [®] UK

Tel No - 07713352747
Email - christopher.scales@exp.uk.com
Website - christopherscales.exp.uk.com