

CHRISTOPHER SCALES

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Dandelion Place, Newton Abbot

£245,000

In a cul-de-sac position on a popular development the property offers a semi-detached home which would make an ideal first-time purchase or investment. Features of the property include two parking spaces to the front of the property, a level enclosed garden to the rear and a spacious sitting/dining room with double doors opening onto the garden. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

Hele Park is a popular modern development located on the outskirts of Newton Abbot with nearby amenities including a co-op, veterinary surgery, martial art studio and a takeaway. The location also offers good transport links for the A38 Plymouth and Exeter/M5. Primary and secondary schools are also nearby.

Canopied entrance and composite door with obscure glazed inset to:

ENTRANCE HALL - 0.94m x 2.9m (3'1" x 9'6") Coved ceiling with light point, smoke detector, stairs with handrail to first floor, radiator, timber flooring, opening to:

KITCHEN - 2.9m x 1.73m (9'6" x 5'8") Coved ceiling with inset spotlights, extractor fan, smoke detector, UPVC double glazed window to front aspect. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, inset four ring electric hob and extractor over, tiled surrounds, eye-level cabinets, integral fridge and freezer, integral dishwasher, washing machine, cupboard housing the boiler, kickboard heater, continuation of timber flooring, door to:

SITTING ROOM - 4.6m x 3.89m (15'1" x 12'9") Coved ceiling with light points, UPVC double glazed windows and double doors opening to the rear garden, radiator with thermostat control, under stairs storage cupboard.

GROUND FLOOR W.C - 1.45m x 0.76m (4'9" x 2'6") Coved ceiling with light point, extractor fan, UPVC obscure glazed window. Comprising pedestal wash hand basin tiled splashback, close coupled W.C, radiator with thermostat control, timber flooring.

FIRST FLOOR LANDING - 1.91m x 1.91m (6'3" x 6'3") Coved ceiling with light point, smoke detector, hatch to roof space, radiator with thermostat control, doors to

BEDROOM ONE - 3.89m x 2.97m (12'9" x 9'9") Coved ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, telephone point.





BEDROOM TWO - 3.86m x 2.41m (12'8" x 7'11") Coved ceiling with pendant light point, UPVC double glaze window to front aspect, radiator with thermostat control, over stairs storage cupboard.

BATHROOM/W.C - 1.91m x 1.75m (6'3" x 5'9") Light point, extractor fan. Comprising panelled bath with shower attachment over and glazed screen, pedestal wash hand basin with tiled splashback, close coupled W.C, heated towel rail, tiled floor.

OUTSIDE

FRONT At the front of the property is a driveway providing off-road parking for two vehicles side-by-side.

REAR To the rear of the property is a level garden accessed from the sitting/dining room onto a patio which then leads onto a lawn area and a further patio at the rear of the garden with timber garden shed, enclosed by timber fence and with gated side access. Outside tap. Outside light.

USEFUL INFORMATION

Tenure - Freehold

Age - 2016

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band B

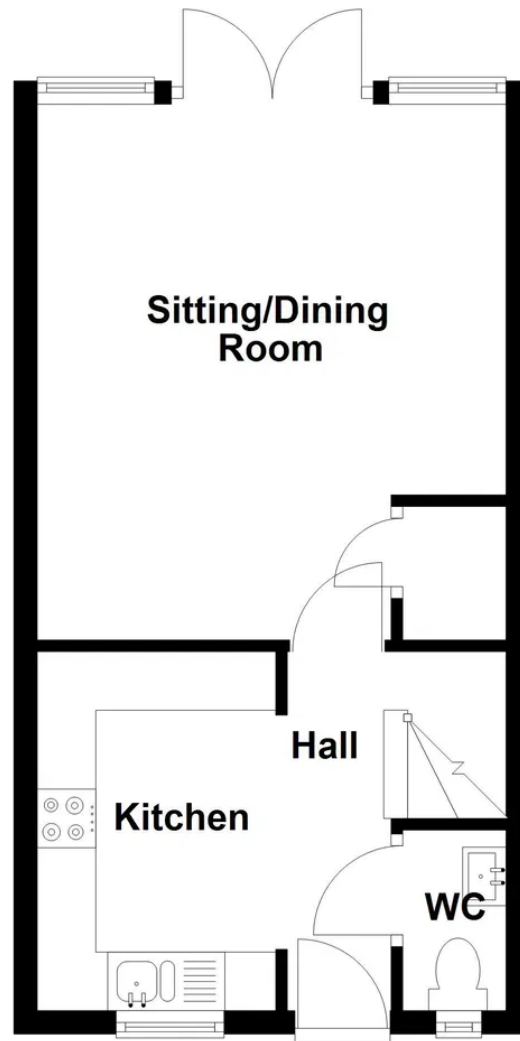
EPC Rating - B/82 potential - A/96

Mobile & Broadband - To be confirmed

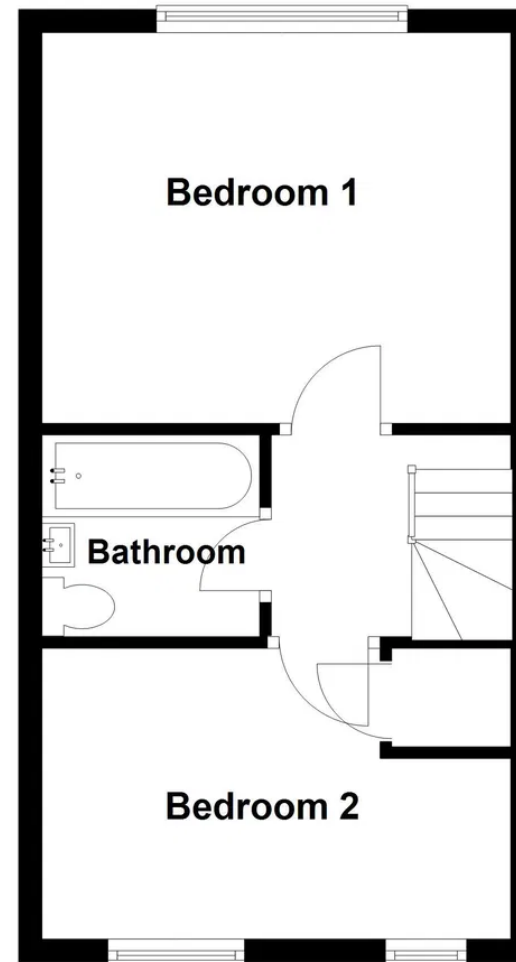
Development Fee - £210 per annum (Approx for 2025)



Ground Floor



First Floor



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