



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

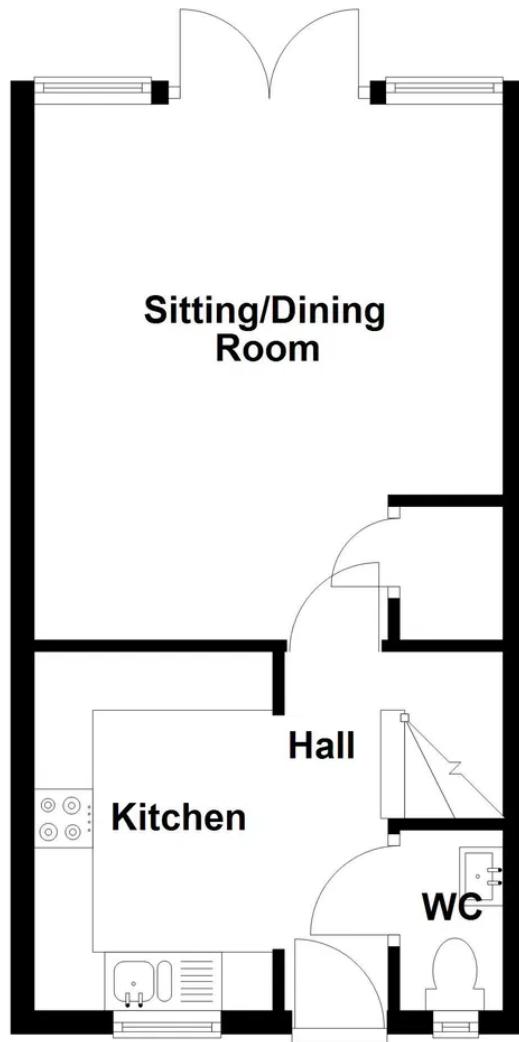
EPC Rating - B/82 potential - A/96

Mobile & Broadband - To be confirmed

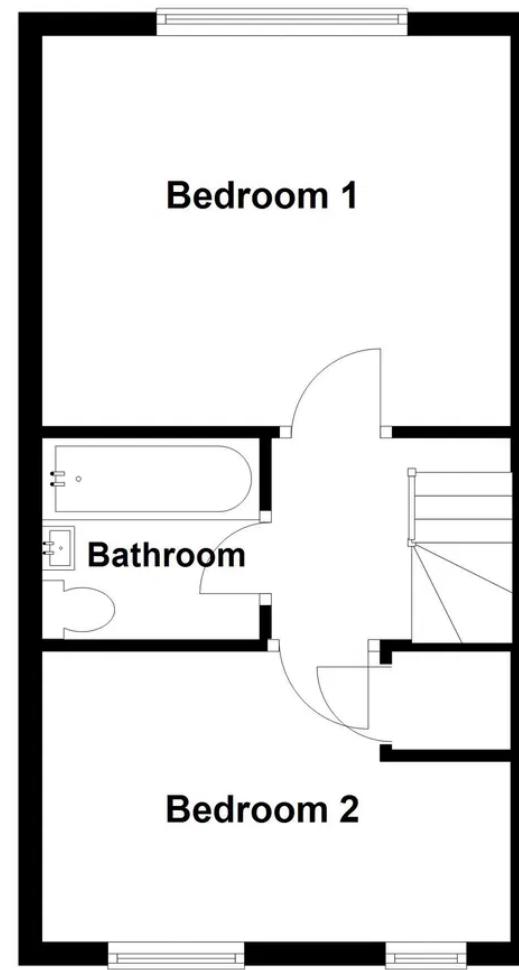
Development Fee - £210 per annum (Approx for 2025)



## Ground Floor



## First Floor



**CHRISTOPHER SCALES**

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