



## Newton Abbot

3x  1x 

ENERGY  
RATING  
D67

- Video Walk-through Available
- End Terrace House
- No Onward Chain
- 3 Bedrooms
- Lounge & Garden Room

- Separate Dining Room
- Modern Kitchen
- Workshop & Garage Store
- Large Rear Garden With Patio & Pond
- Popular Residential Location

**Guide Price:**  
**£280,000**  
FREEHOLD

## 2 Moorland View, Newton Abbot, TQ12 4EW



1000s of homes sold in Teignbridge

78 Queen Street, Newton  
Abbot, Devon, TQ12 2ER

## 2 Moorland View, Newton Abbot, TQ12 4EW

A spacious, three-bedroom, end-terrace family home situated in a popular residential location boasting spacious accommodation and a generous sized rear garden. Gas central heating and uPVC double glazing are installed and outside there is a large rear garden with mature shrubs, trees, pond and a paved patio along with several outside stores, workshop and a garage store. This property will appeal to a wide range of buyers, making an ideal family home or first purchase.

Moorland is a popular road situated within Buckland which is convenient for a range of local amenities including a primary school, doctors, various shops and a bus service to Newton Abbot town centre approximately one mile away. For the commuter the A380 linking Torbay and Exeter is approximately 1/2 mile away and the mainline railway station within walking distance.

### The Accommodation:

A uPVC, part obscure, double-glazed entrance door leads to the entrance hallway with stairs to first floor and a multi-glazed door to the lounge with woodburning stove (see agent's note) and double-glazed sliding patio doors to the garden room which has double doors leading to the rear garden. There is a separate dining room which has a storage cupboard, uPVC double-glazed window to front enjoying superb views over the racecourse, Newton Abbot and Dartmoor in the distance opening through to the kitchen, which is fitted with a modern range of wall and base units with solid wood work surfaces, inset single drainer sink unit, built-in oven, hob and dishwasher with space for fridge/freezer, uPVC, double-glazed window enjoying a pleasant outlook over the rear garden and uPVC, part-obscure, double-glazed door to outside. Upstairs on the first floor the landing has a uPVC, double-glazed window to front enjoying superb views over Newton Abbot, the racecourse and Dartmoor in the distance, access to loft and airing cupboard - housing lagged hot water cylinder and shelving. Bedrooms one and two both have uPVC, double-glazed windows to rear enjoying a pleasant outlook over the rear garden. Bedroom three has recessed storage area and uPVC, double-glazed window to front enjoying distant views over Newton Abbot and Dartmoor in the distance. There is a modern bathroom with white suite comprising panelled bath with shower over, screen and tiling to surround, low-level WC,

pedestal wash basin and uPVC, obscure, double-glazed window.

### Parking:

On-street parking is available at the front of the property.

### Gardens:

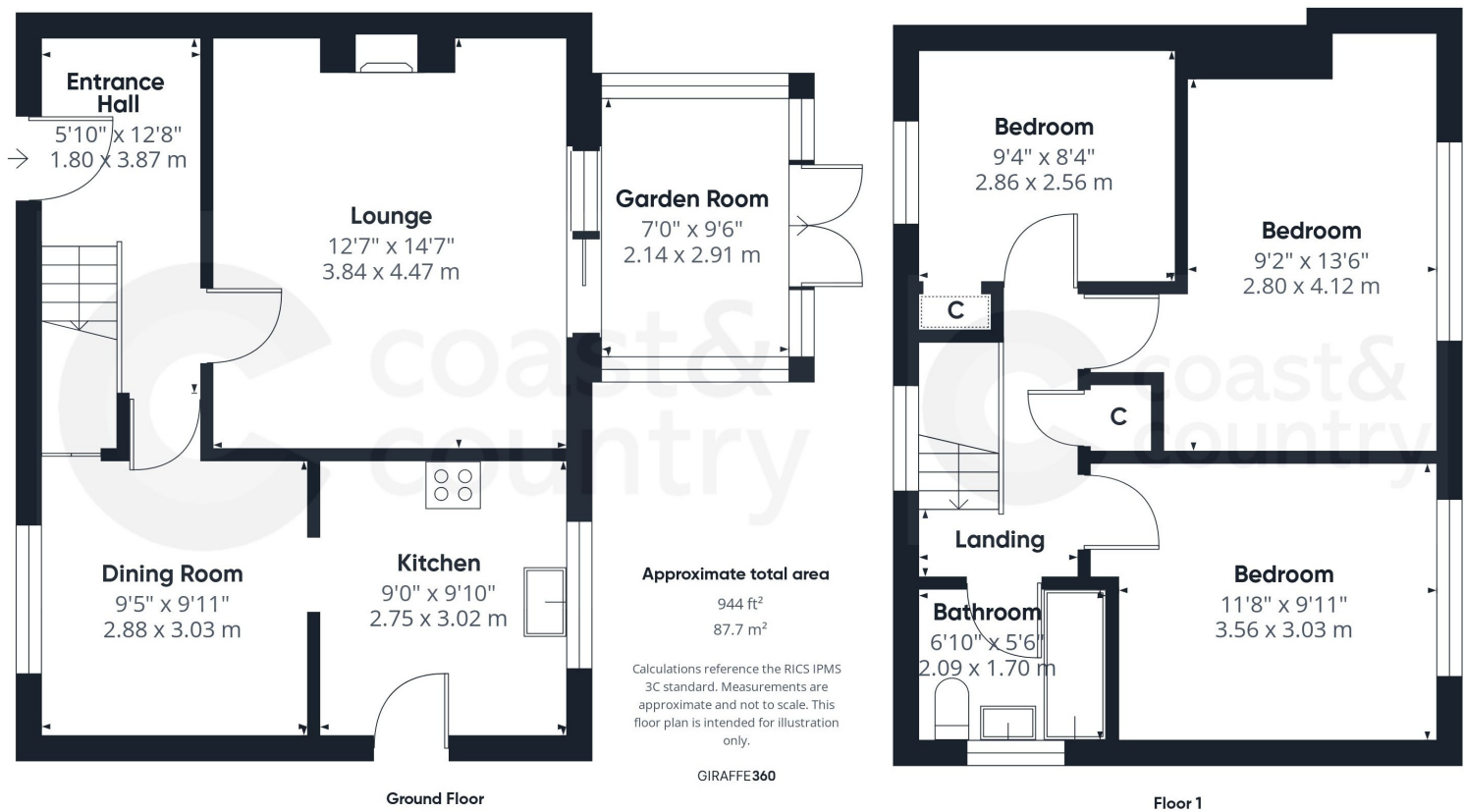
Outside to the front there is a gate and steps with path leading to the front door. The front garden is laid to lawn with well stocked shrub borders. Gate and path at side with a variety of brick-built outhouses one of which is the utility with Belfast sink and plumbing for washing machine and three storage areas. The rear garden is of a very good length and relatively private, comprising paved patio - perfect for alfresco dining and enjoying the sun, pond with further patio and well stocked shrub borders. The rest of the garden is a mixture of lawns, well stocked borders, apple tree, vegetable plot, mature trees and a workshop and detached garage store with double gates at the rear of the garden giving pedestrian access onto Shaldon Road.

### Directions:

From the A380 Penn Inn roundabout take the Combeinteignhead exit. Continue straight ahead at the traffic lights up Shaldon Road. Turn left at the brow of the hill into Haytor Drive. Take the 2nd left into Moorland View.



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**Agents Notes:**

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

We have been unable to locate a HETAS installation certificate for the woodburning stove.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Disclaimer: Any information provided is purely a guide and is none contractual. 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 any 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  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. 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.