

Bugle Place, Newton Abbot

£365,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

A well presented detached home on a popular residential development on the outskirts of Newton Abbot.

Hele Park offers excellent road connections for the A38 for Plymouth and also the A380 for Exeter/M5. Nearby amenities include a Coop, Fish & Chip takeaway, veterinary surgery, martial arts studio, bus service and primary and secondary schools.

Built in 2019, this modern four bedroom detached family home offers well-proportioned and versatile accommodation, ideally suited to family living. The property benefits from a spacious sitting room with double doors opening onto the rear garden, a good-sized kitchen/diner, separate utility room, ground floor WC and an ensuite to the principal bedroom. Outside, there is an enclosed, low maintenance rear garden and two allocated parking spaces. Conveniently positioned on the outskirts of Newton Abbot, the property provides easy access to the A38, town centre and a range of local amenities. The property also has the benefit of the remainder of the new home warranty. To arrange a viewing, please quote CS1097 when calling.

THE ACCOMMODATION COMPRISES, Canopied entrance with door to:

RECEPTION HALL - 2.01m x 1.8m (6'7" x 5'11")
Light points, smoke detector, stairs and handrail to first floor, storage cupboard, doors to:

SITTING ROOM - 5.99m x 3.43m (19'8" x 11'3")

Pendant light points, UPVC double glazed window to front aspect, UPVC double doors opening onto the rear garden, two radiators with thermostat control, TV connection point, telephone point.

KITCHEN DINER - 5.99m x 3.56m (19'8" x 11'8")
Maximum measurements.

DINING AREA Pendant light point, dual aspect with UPVC double glazed windows to front and side, radiator with thermostat control.

KITCHEN AREA Light point, extractor fan, UPVC double glazed window to side. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob with extractor over, matching wall cabinets, built-in electric oven, space upright fridge freezer, integral dishwasher, tall larder cupboards. Opening to:







UTILITY - 2.01m x 1.42m (6'7" x 4'8")

Light point, base unit with inset sink and drainer, space and plumbing for washing machine, radiator with thermostat control.

GROUND FLOOR WC - 1.57m x 0.86m (5'2" x 2'10")

Light point, extractor fan. WC, pedestal wash hand basin, radiator with thermostat control, consumer unit.

FIRST FLOOR LANDING

Pendant light point, smoke detector, hatch to loft space, cupboard, doors to:

BEDROOM ONE - 3.51m x 3.38m (11'6" x 11'1")

Pendant light point, UPVC double glazed window to side with open outlook, radiator with thermostat control, TV connection point, telephone point, door to:

ENSUITE SHOWEROOM/WC - 1.98m x 1.4m (6'6" x 4'7")

Light point, extractor fan, radiator with thermostat control. Comprising tiled shower cubicle with sliding door, pedestal wash hand basin, WC.

BEDROOM TWO - 3.61m x 2.95m (11'10" x 9'8")

Pendant light point, UPVC double glazed window to side aspect with open outlook, radiator with thermostat control, TV connection point.

BEDROOM THREE - 3.02m x 2.92m (9'11" x 9'7")

Pendant light point, dual aspect with UPVC double glazed windows to front and side with open outlook, TV connection point, radiator with thermostat control.

BEDROOM FOUR - 3.07m x 2.51m (10'1" x 8'3") Maximum measurements.

Pendant light point, UPVC double glazed window, radiator with thermostat control, TV connection point.

BATHROOM ROOM/WC - 2.01m x 1.88m (6'7" x 6'2")

Light point, extractor fan, UPVC obscure glazed window. Comprising panelled bath with twin hand grips and shower attachment over, pedestal wash hand basin, WC, radiator with thermostat control.

OUTSIDE

FRONT At the front of the property the garden is planted with mature shrubs and enclosed by wrought iron railings with a paved pathway leading to the front door and a side gate to the garden. There are two allocated parking spaces nearby.

REAR To the rear of the property and accessed from the sitting room via double doors is a low maintenance enclosed garden, offering a patio immediately from the sitting room and a raised area laid to artificial grass. There is a further patio area with timber garden shed, outside power points and an outside tap.

USEFUL INFORMATION
Tenure – Freehold
Age - 2019
Heating - Gas central heating
Drainage - Mains
Windows - Double glazed
Council Tax - Tax band E
EPC Rating - B/84 | Potential - A/94

Development Fee - £207 per annum (Approx for 2025)





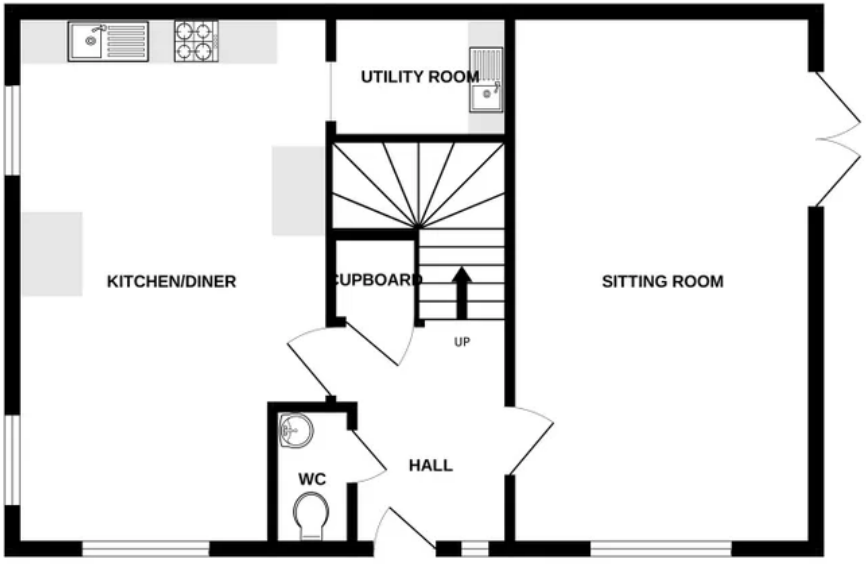




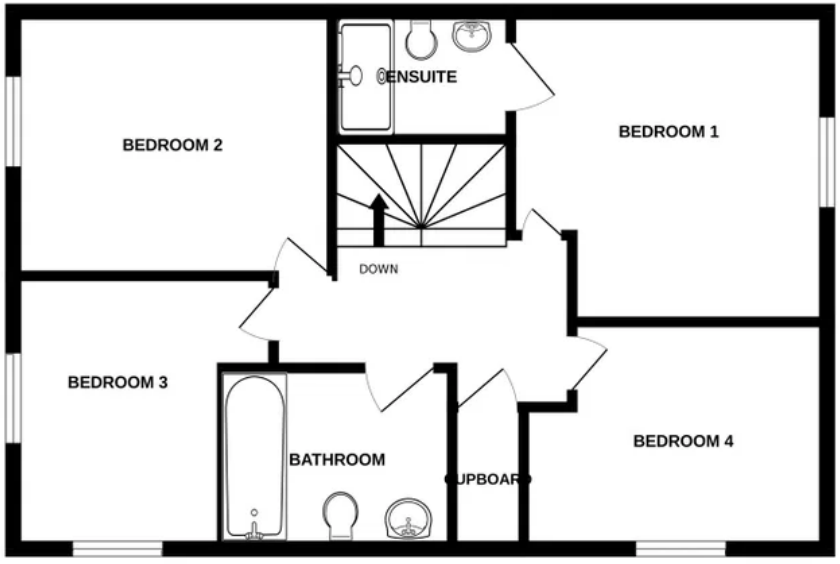




GROUND FLOOR



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.
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