

Dandelion Place, Newton Abbot

£240,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

A well presented semi 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.

Approached from the road a driveway provides off road parking for two vehicles side by side and then leads to the canopied entrance and front door. Once inside, an entrance hall with tiled flooring and a ground floor WC, opens in to the kitchen which is fitted with integrated appliances. To the rear aspect is a good sized sitting/dining room with storage cupboard and double doors opening on to the level, landscaped garden which has a timber storage shed and gated side access. On the first floor are two double bedrooms and a bathroom/WC.

This property would make an excellent first time purchase, investment or downsize opportunity and to arrange a viewing, when calling please quote CS1097.

THE ACCOMMODATION COMPRISES,

Canopied entrance with door to:

ENTRANCE HALL - 3.02m x 2.03m (9'11" x 6'8") Maximum measurement.

Pendant light point, smoke detector, stairs with hand rail to first floor, radiator with thermostat control, tiled flooring, opening to:

KITCHEN - 3.02m x 1.85m (9'11" x 6'1")

Light point, smoke detector, extractor fan, 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 electric hob with extractor over, matching wall cabinets, integral fridge freezer, integral dishwasher integral washing machine, cupboard housing the boiler. Tiled flooring.

SITTING/DINING ROOM - 4.72m x 3.99m (15'6" x 13'1") Maximum measurement.

Pendant light points, UPVC double glazed windows and double doors opening onto the rear garden, radiator with thermostat control, TV connection point, telephone point, storage cupboard.







GROUND FLOOR W/C - 1.57m x 0.91m (5'2" x 3'0")

Light point, extractor fan, UPVC obscure glazed window. Comprising WC, vanity unit with inset wash hand basin, heated towel rail.

FIRST FLOOR LANDING

Light point, smoke detector, hatch to loft space, radiator with thermostat control. Doors to:

BEDROOM ONE - 3.99m x 3.1m (13'1" x 10'2")

Coved ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, fitted wardrobes to one wall with sliding mirror fronted doors.

BEDROOM TWO - 3.99m x 2.51m (13'1" x 8'3")

Pendant light point, UPVC double glazed windows to front aspect, radiator with thermostat control, over stairs storage cupboard with hanging rail.

BATHROOM/WC - 2.01m x 1.85m (6'7" x 6'1")

Light point, extractor fan. Comprising panelled bath with twin hand grips and shower attachment over, pedestal wash hand basin with tiled splash back, WC, radiator with thermostat control.

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 and accessed from the sitting/dining room is a level garden, enclosed by timber fence and brick wall with a patio accessed directly by the double doors. This opens onto a level space laid to artificial grass with raised planting beds and a further patio at the end of the garden providing an additional seating area. Timber garden store, outside light, outside tap and gated side access.

USEFUL INFORMATION
Tenure – Freehold
Age - 2017
Heating - Gas central heating
Drainage - Mains
Windows - Double glazed
Council Tax - Tax band B
EPC Rating - C/79 Potential A/92
Development Fee - £207 per annum (Approx for 2025)

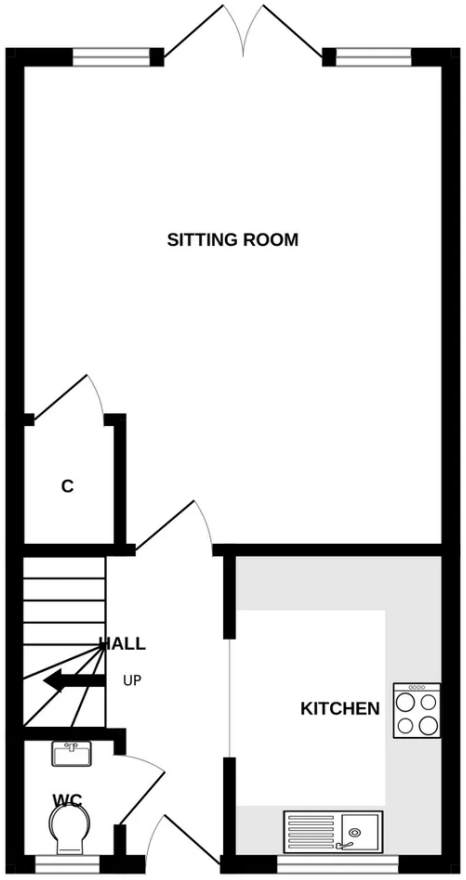




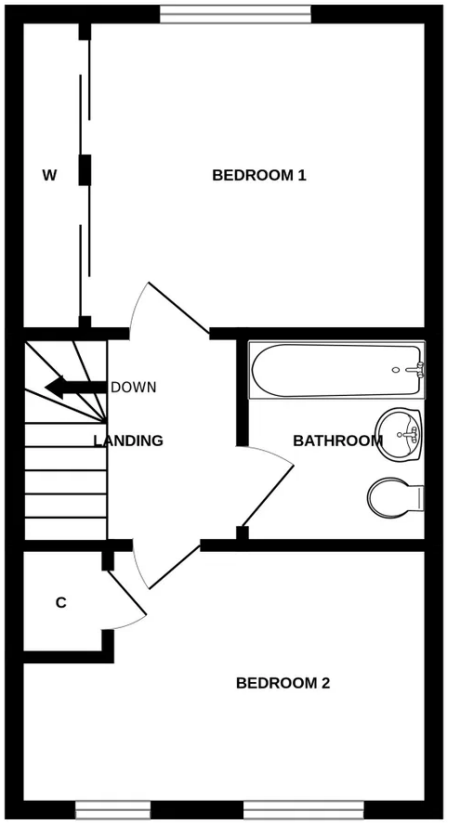




GROUND FLOOR



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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