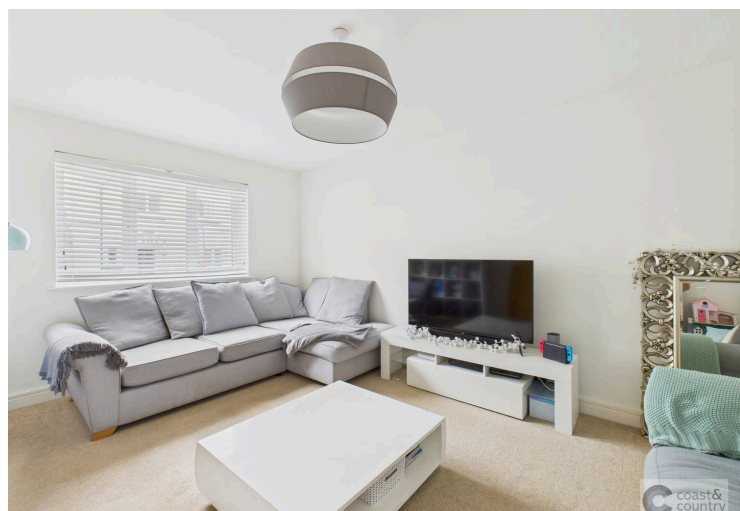




19 Horseshoe Drive, Newton Abbot

Guide £360,000 Freehold

Virtual Walk-Through Available • Executive-Style Detached House • 4 Bedrooms (1 en-suite) • Lounge and Kitchen/Diner • Level and Enclosed Rear Garden • Garage and Driveway • Remainder of NHBC Warranty • Well-Presented Throughout • Convenient for A38 • EPC: B84





A well-presented modern executive-style detached family home offering spacious accommodation and situated in a sought-after development. Built by Messrs Linden Homes, this lovely home has four bedrooms - principal en-suite, a reception room and a superbly fitted kitchen/dining/family room, cloakroom/WC and bathroom/WC. Outside there is a level rear garden for ease of maintenance with lawn, patio and decking along with a garage and driveway parking. Benefiting from the remainder of an NHBC warranty, internal viewings of this lovely family home come highly recommended.

The property is located in the Church Walk development on the edge of Newton Abbot and offers easy access to the A38 linking Plymouth, Exeter and the M5. Newton Abbot has a comprehensive range of shops and amenities including supermarkets, cinema, health centres, library, primary and secondary schools, various restaurants, cafes and churches. The town has a mainline train station with routes to Exeter, Plymouth and London as well as a well-connected bus network.

Accommodation

An open canopy porch with composite part obscure double-glazed entrance door leads to the entrance hallway with laminate flooring, stairs to first floor with cupboard under and a cloakroom/WC with low-level WC, pedestal wash basin and window. The lounge has a window to front and the kitchen/diner/family area has a window and French doors opening to the garden. The kitchen is fitted with a modern range of shaker-style wall and base units with rolled edge worksurfaces and matching splashbacks, inset single drainer sink unit, built-in oven and hob, concealed fridge/freezer, washing machine and dishwasher.

Upstairs, the landing has a storage cupboard and access to a loft. Bedroom one has a window to front, wardrobe recess and an en-suite shower room with shower cubicle, low-level WC and pedestal wash basin. Bedrooms two and three both have windows to rear and bedroom four has a window to front. The bathroom has a suite comprising panelled bath with mixer tap and shower attachment, shower over, screen and tiling to surround, low level WC and pedestal wash basin.

Garden and Parking

Outside to the front there is a driveway leading to the garage, path and step to front door with shrub borders to either side. Path and gate to side leads to the rear garden which has a level lawn, paved patio and raised timber decked area with raised flower border. The garage has a metal up and over door and courtesy door to garden.

Agent's Notes

Council Tax: Currently Band E

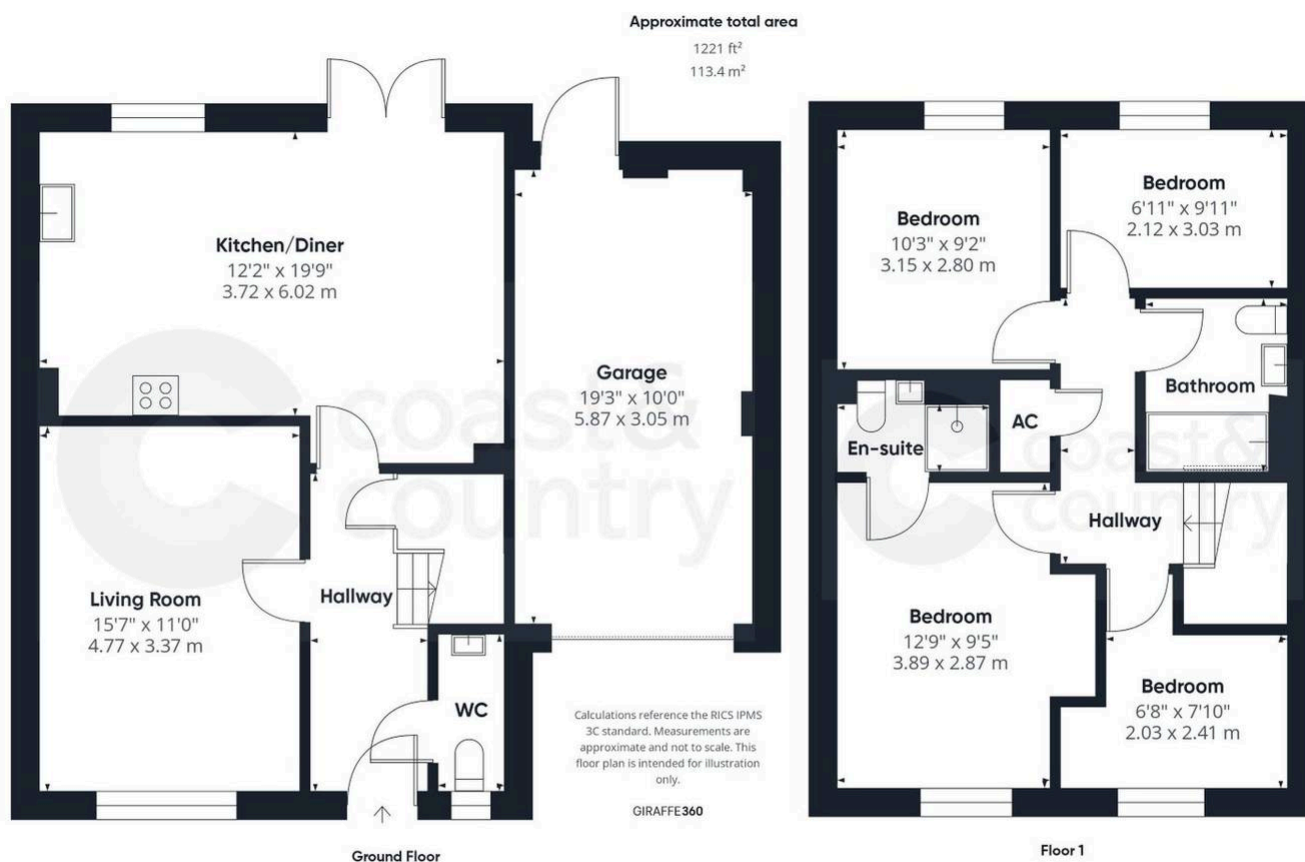
Service Charge: Currently Approximately £420 Per Annum.

Review Period: Annually.

Tenure: Freehold

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

EPC Energy Efficiency Rating: B



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 ± 0.1 m. 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.