





# 41 Buttercup Way, Newton Abbot

## Guide £275,000 Freehold

Virtual Walk-Through Available • Modern End Terrace Townhouse • 3 Bedrooms - Principal En-Suite • Lounge With French Doors • Modern Fitted Kitchen • Modern Bathroom & Cloakroom/WC • Generous Landscaped Garden • Two Allocated Parking Spaces • Spacious & Well Presented • Viewing Recommended















A modern three-bedroom end of terrace townhouse situated on the popular Hele Park development on the outskirts of Newton Abbot. The well-presented accommodation is arranged over three floors ideal for families and professionals alike. Internal viewings come highly recommended to appreciate the accommodation and location on offer.

Buttercup Way is situated on the fringes of Newton Abbot within Hele Park which is a popular development with easy access to the A38 Devon Expressway and local primary and secondary schools. There is a small parade of shops on the development including a Co-op, fish and chip shop, and a veterinary practice. There is a regular bus service into Newton Abbot, which is a thriving market town with a vibrant high street, a wide range of shopping, business and leisure facilities and a mainline railway station.

**Accommodation**

Thoughtfully designed and finished to a high standard throughout the property features a generous lounge with French doors that invite natural light and create a welcoming space for relaxation or entertaining. The contemporary fitted kitchen is equipped with quality appliances and provides ample storage and workspace, making it perfect for both every-day living and special occasions. Also on the ground floor is an additional cloakroom/WC, ensuring convenience for busy households.

Upstairs, on the first floor you will find bedrooms two and three with bedroom two having fitted wardrobes. The family bathroom has a modern white suite with shower over the bath.

From the first floor landing a door and stairs open into the principal bedroom which is of a generous size with vaulted ceiling, fitted wardrobes and an en-suite shower room. With a virtual walk-through available and viewing highly recommended, this home combines modern style with practical living in a sought-after setting.

**Garden**

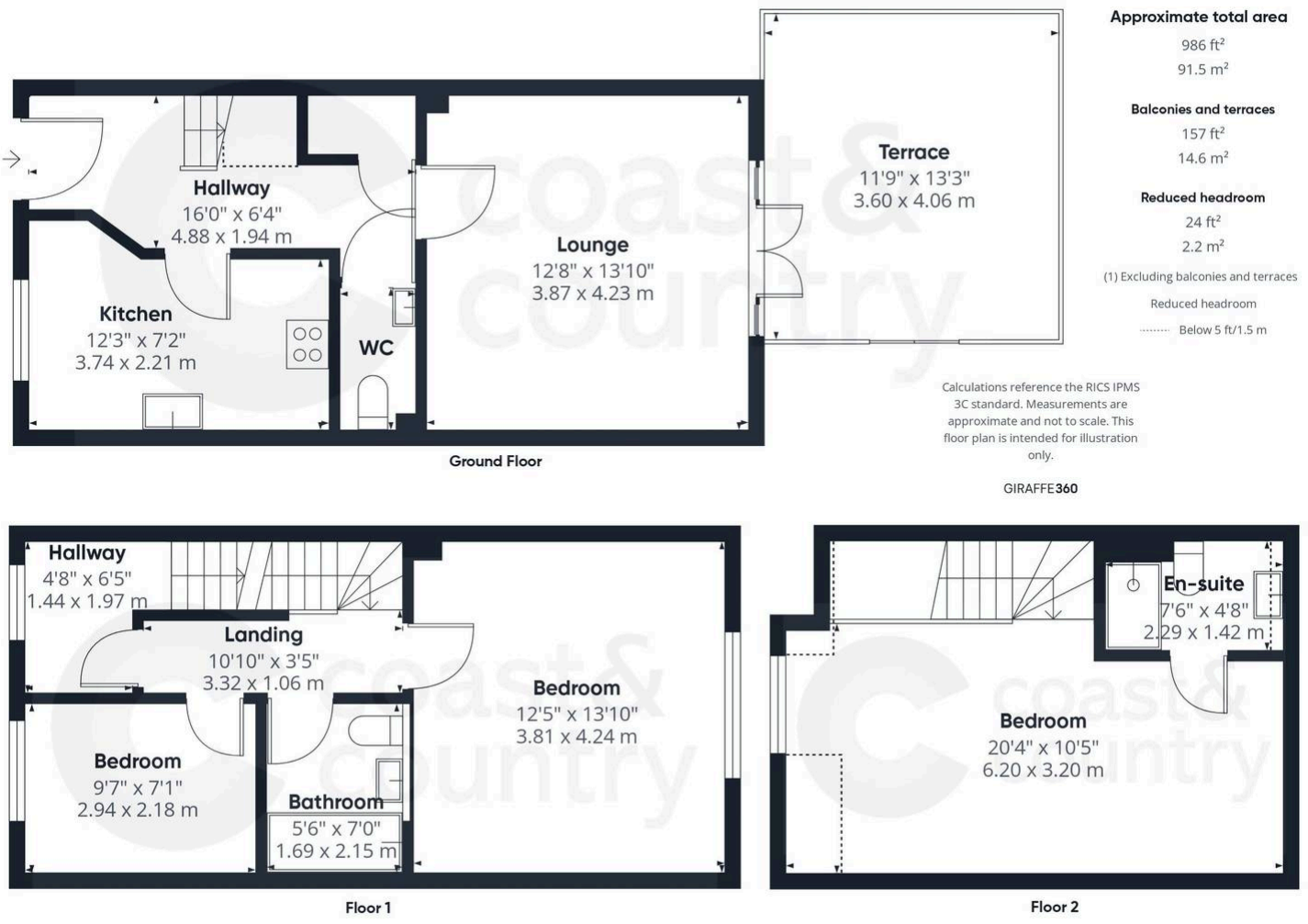
Outside there is an enclosed landscaped rear garden which enjoys the afternoon and evening sun with timber decking, artificial grass and paved patio with palm trees making this an ideal area for al fresco dining or relaxing in the sun.

**Parking**

There are two allocated parking spaces beyond the garden.

**Agent's notes**

Council Tax: Currently Band C
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.
Service Charge: Currently approximately £207.00 per annum.
Review Period: Annually.
EPC Energy Efficiency Rating: B




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