



41 Buttercup Way, Newton Abbot

Guide £300,000 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

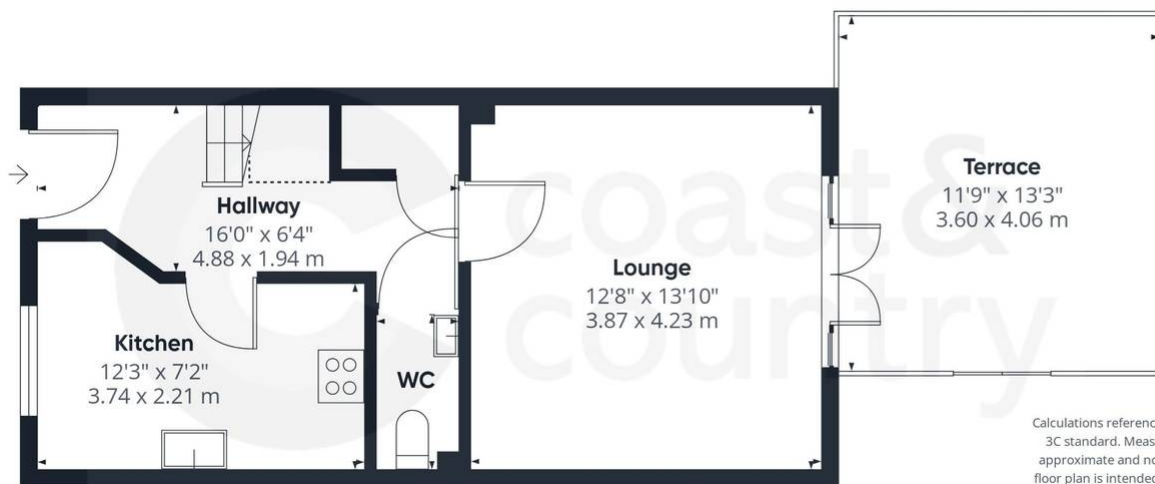
Tenure: Freehold

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

Service Charge: Currently approximately £207.00 per annum.

Review Period: Annually.

EPC Energy Efficiency Rating: B



Ground Floor

Approximate total area

986 ft²

91.5 m²

Balconies and terraces

157 ft²

14.6 m²

Reduced headroom

24 ft²

2.2 m²

(1) Excluding balconies and terraces

Reduced headroom

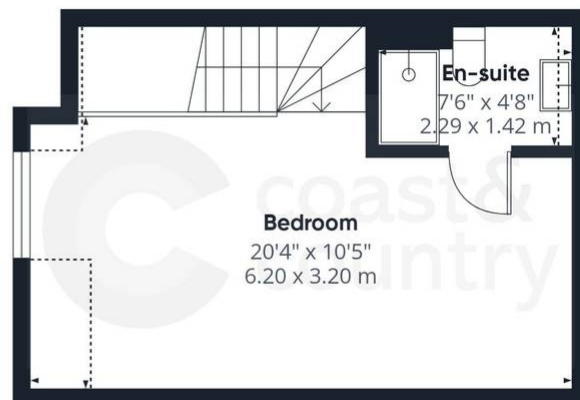
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 1



Floor 2

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.