



DETACHED MODERN FAMILY HOME

5 Capra Close | Newton Abbot | TQ12 4FL - £425,000





PROPERTY TYPE

Detached House



SIZE



LOCATION

Newton Abbot



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

B



COUNCIL TAX BAND

E



### in a nutshell...

- DOUBLE ASPECT LOUNGE
- LARGE KITCHEN/DINER/FAMILY ROOM
- DINING ROOM/BEDROOM FIVE
- DOWNSTAIRS WC
- FOUR GENEROUS BEDROOMS
- ENSUITE TO PRINCIPAL BEDROOM
- DETACHED GARAGE AND AMPLE DRIVEWAY PARKING
- OVERLOOKS MEADOW LAND
- NO ONWARD CHAIN





## the details...

The property is entered via a welcoming and generously sized entrance hallway, setting the tone for the well proportioned accommodation throughout. The hallway provides access to a convenient downstairs WC and stairs leading to the first floor. The ground floor offers a bright and spacious lounge, ideal for relaxation, along with a separate dining room which could also be used as a fifth bedroom, ideal for guest or multi generational living, both enjoying a pleasant front aspect. From the lounge, doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living.

To the rear of the property is a modern, well appointed fitted kitchen family room, thoughtfully designed to suit contemporary family life. The kitchen is equipped with a range of integrated appliances and offers ample workspace, while additional doors provide further access to the garden, making this an excellent space for entertaining and everyday use.

The enclosed rear garden is designed with low maintenance in mind, offering a private and secure outdoor space ideal for families, entertaining, or relaxing, without the upkeep demands of a traditional garden.

To the first floor are three well proportioned double bedrooms along with an additional generous single bedroom, The principal bedroom benefits from an en suite shower room, while a stylish and contemporary family bathroom serves the remaining bedrooms.

This attractive property also benefits from a detached garage and generous off-street parking. Positioned in a highly desirable location, it enjoys uninterrupted views over open meadow land, creating a peaceful setting that attracts an abundance of birds and local wildlife.

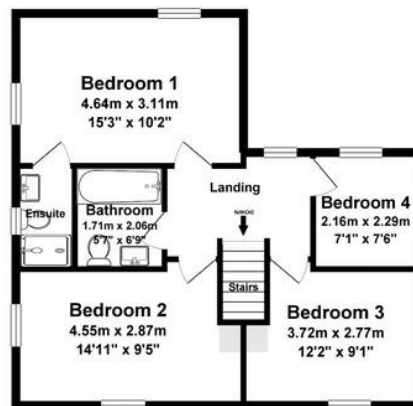


## the floorplan...

**Ground Floor 77.12 sq. m.**  
( 830.14 sq. ft. )



**1st Floor 55.28 sq. m.**  
( 595.02 sq. ft. )



**TOTAL FLOOR AREA : 132.40 sq. m. ( 1425.16 sq. ft. ) approx.**

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.

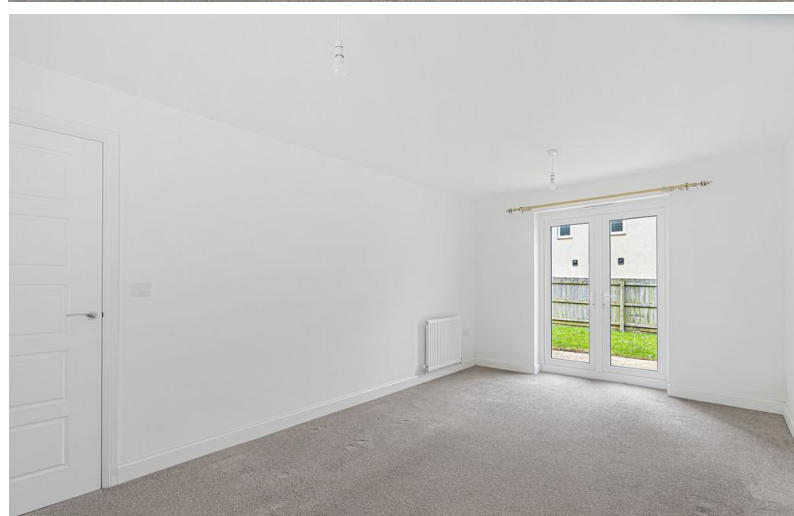
Made with Metropix ©2018



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



## the location...

Ideally situated, the home offers convenient access to Newton Abbot, Torquay, Shaldon and Exeter as well as access to the A380, nearby bus routes, and Newton Abbot train station, making it well connected for commuters. Just a short walk away, you'll find a children's play park and expansive green spaces, making this an excellent choice for families seeking both convenience and peaceful surroundings





Need a more complete picture? Get in touch with your local branch...

Tel [01626 362 246](tel:01626362246)  
Email [newton@completeproperty.co.uk](mailto:newton@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
79 Queen Street  
Newton Abbot  
TQ12 2AU

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

complete.