



Connells

Campion Place
Newton Abbot



Property Description

Situated within a desirable modern development on the outskirts of Newton Abbot, this well-presented three bedroom semi-detached home offers stylish and practical accommodation ideally suited to families, first-time buyers or those seeking a low-maintenance modern property.

The property is approached via an attractive frontage with landscaped planting and a covered entrance canopy leading into the welcoming hallway. The ground floor accommodation comprises a spacious lounge, filled with natural light and featuring French doors opening directly onto the rear garden, creating an ideal space for both relaxing and entertaining.

The contemporary kitchen/diner is fitted with a modern range of wall and base units with integrated oven, hob and extractor, along with space for additional appliances and dining furniture. A convenient ground floor cloakroom completes the downstairs accommodation.

Upstairs, the property offers three bedrooms, including a well-proportioned principal bedroom benefiting from its own en-suite shower room. A further double bedroom, generous single bedroom and modern family bathroom provide flexible accommodation for growing families, guests or home working.

Externally, the rear garden has been designed for ease of maintenance and enjoys a paved terrace ideal for outdoor dining, potted planting and entertaining. The property also benefits from allocated parking nearby.

Front Of The Property

Well maintained front garden, uPVC door into the property. Two allocated off-street parking spaces can be found to the side of the property.

Entrance Hallway

Spacious hallway with stairs to the first floor, understairs storage cupboard and a wall mounted radiator.

Cloakroom

WC, wash hand basin and a wall mounted heated towel rail.

Kitchen

11' 3" x 8' 6" (3.43m x 2.59m)

Double glazed window to the front of the property, wall and base units, one bowl stainless steel sink/drainers, gas hob with extractor over, oven, plumbing for washing machine, space for tumble dryer, space for fridge/freezer and a wall mounted radiator.

Lounge

15' 7" x 12' 2" (4.75m x 3.71m)

Double glazed window and patio doors to the rear of the property and a wall mounted radiator.

First Floor

Loft hatch and a wall mounted radiator.

Bedroom One

9' 9" x 9' 3" (2.97m x 2.82m)

Double glazed window to the front of the property, built-in wardrobe with sliding mirror doors and a wall mounted radiator. Door to the ensuite.

Ensuite

Obscure double glazed window to the front of the property, shower cubicle, WC, wash hand basin and a wall mounted heated towel rail.

Bedroom Two

10' 10" x 8' 8" (3.30m x 2.64m)

Double glazed window to the rear of the property and a wall mounted radiator.

Bedroom Three

12' 2" x 6' 7" (3.71m x 2.01m)

Double glazed window to the rear of the property and a wall mounted radiator.

Bathroom

Bath with shower over and glass screen, WC, wash hand basin and a wall mounted heated towel rail.

Rear Of The Property

Low maintenance and enclosed rear garden which is laid to patio with a gravel border, outside tap and slope down to the timber shed. A side gate provides access to the front of the property.

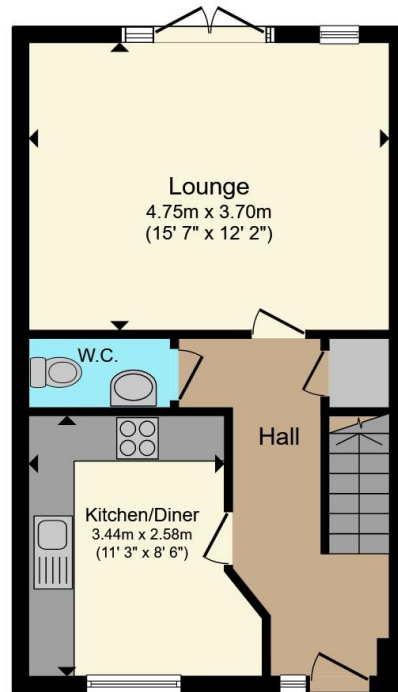
Agents Note

We have been made aware of a Service Charge costing £207.60 per year.

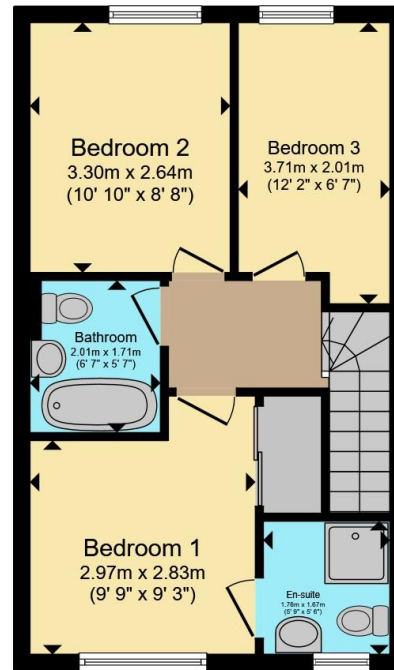








Ground Floor



First Floor

Total floor area 79.2 m² (852 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01626 365 064
E newtonabbot@connells.co.uk

4 Bank Street
 NEWTON ABBOT TQ12 2JW

EPC Rating: B Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/NAB313394



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NAB313394 - 0002