



Semi detached family home

40 Buttercup Way | Newton Abbot | TQ12 1GT



thoroughly good property agents



PROPERTY TYPE

Semi Detached House



SIZE

1284 Sq ft



LOCATION

Newton Abbot



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas



PARKING

Allocated parking for two cars



OUTSIDE SPACE

Garden



EPC RATING

B



COUNCIL TAX BAND

D



in a nutshell...

- Four bedrooms
- Versatile accomodation
- Lounge - Currently used as a dining room
- Bedroom four - Currently used as a lounge
- Family bathroom
- Shower room
- Downstairs WC
- Sunny garden
- Parking for two cars





the details...

Situated in a popular residential development, this well presented semi detached four bedroom family home offers spacious and versatile accommodation arranged over three floors. Beautifully maintained throughout, the property combines modern living with flexible spaces, making it perfectly suited to growing families, those working from home or anyone looking for adaptable accommodation.

Stepping inside, the welcoming entrance hallway leads to a stylish fitted kitchen/breakfast room, thoughtfully designed with an excellent range of wall and base units, generous worktop space and room for everyday dining. Also on the ground floor is a convenient cloakroom and an impressive full width lounge, currently arranged as a dining room, creating a wonderful space for entertaining family and friends. French doors open directly onto the sunny enclosed garden, allowing natural light to flood the room and seamlessly blending indoor and outdoor living.

The first floor continues to impress with a substantial reception room, currently used as a relaxing sitting room but originally designed as the master bedroom. This versatile room enjoys a Juliette balcony overlooking the garden, providing an abundance of natural light and making the most of the pleasant outlook. Also on this floor is a generously sized third bedroom that could equally serve as a dressing room or home office, and a beautifully appointed family bathroom.

Occupying the top floor are two further well proportioned bedrooms. The spacious principal bedroom offers an excellent retreat, complemented by a second generous double bedroom, currently used as a nursery, and a modern shower room.

Outside, the attractive enclosed garden enjoys a sunny aspect and has been designed for ease of maintenance, providing an ideal setting for al fresco dining, relaxing with family or enjoying summer evenings. The property also benefits from two allocated parking spaces, ensuring convenient off road parking.

Offering flexible accommodation that can easily adapt to changing family needs, this superb home is perfectly positioned within easy reach of local schools, amenities and transport links, making it an exceptional choice for modern family living.

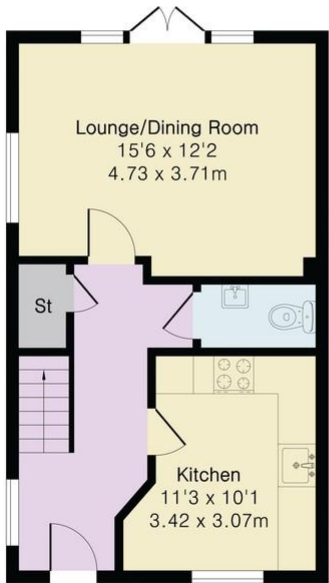


Approximate Gross Internal Area 1284 sq ft - 120 sq m

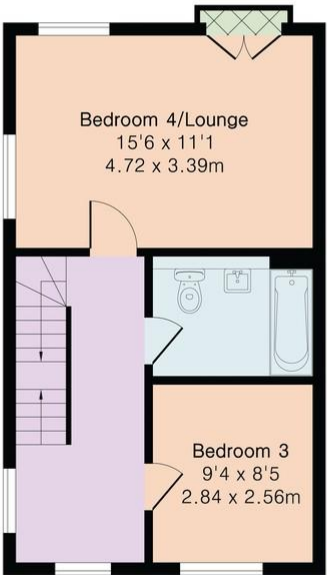
Ground Floor Area 428 sq ft – 40 sq m

First Floor Area 428 sq ft – 40 sq m

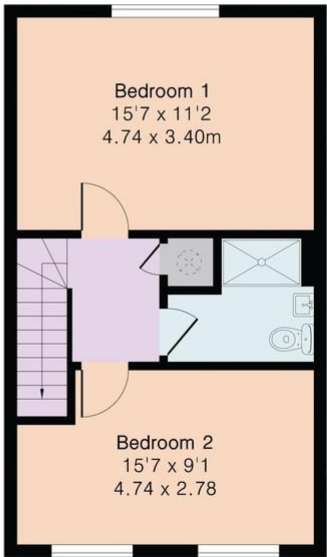
Second Floor Area 428 sq ft – 40 sq m



Ground Floor



First Floor



Second Floor

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.

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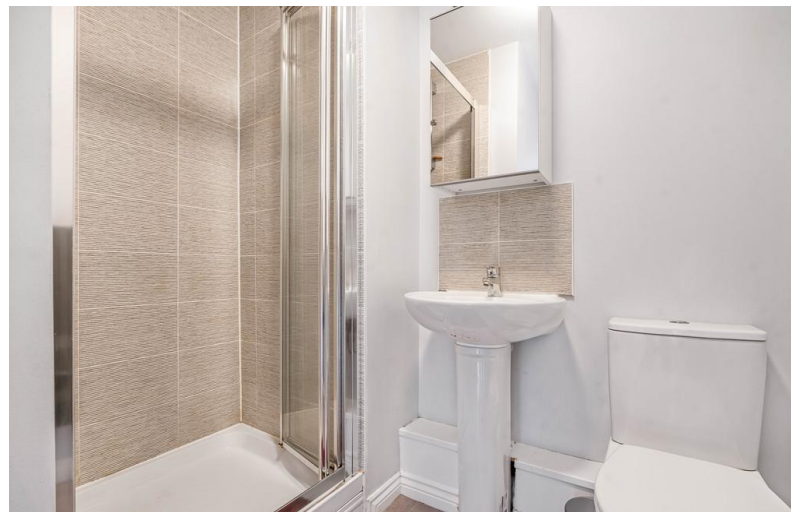
the location...

Buttercup Way is situated in a modern residential development on the outskirts of Newton Abbot, offering an excellent balance of peaceful living and convenient access to the town's amenities. Newton Abbot town centre is just a short distance away and provides a wide range of shops, supermarkets, cafés, restaurants, leisure facilities and a bustling weekly market.

The area is well served by highly regarded schools, including Canada Hill Primary School, Bearnese Primary School, Coombeshead Academy and St Joseph's Catholic Primary School, making it a popular choice for families.

For commuters, Newton Abbot's mainline railway station offers regular services to Exeter, Plymouth and London Paddington, while the nearby A380 provides excellent road links to Exeter, Torbay and the M5 motorway. A regular bus service also operates throughout the town and surrounding villages.

The nearby Decoy Country Park offers beautiful lakeside walks, open green spaces, a children's play area and a café, while a variety of sports clubs, gyms and healthcare facilities are all within easy reach, making Buttercup Way an ideal location for families, professionals and those looking to enjoy the best of South Devon.





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