



## Newton Abbot

2x  1x 

ENERGY  
RATING  
B81

- Video Walk-through Available
- Modern Mid-Terraced Home
- 2 Bedrooms
- Lounge/Diner With French Doors
- Modern Kitchen
- Family Bathroom
- Separate Downstairs WC
- Tiered Rear Garden With Patio
- Allocated Off-Street Parking
- Sought-After Development

**Guide Price:**  
**£230,000**

FREEHOLD

# 36 Clover Way, Newton Abbot, TQ12 1GE



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

## 36 Clover Way, Newton Abbot, TQ12 1GE

A modern mid-terraced home which is situated in the sought-after Fairways & Stanbury Meadows development and was built in 2014 by well-respected Redrow Homes. The accommodation comprises two double bedrooms, lounge/dining room, modern kitchen and bathroom and a downstairs cloakroom/WC. Outside there is a rear landscaped garden and allocated parking space. The property would make an ideal first purchase and viewings come highly recommended.

Situated on the desirable Highweek side of Newton Abbot, Clover Way offers excellent access to local amenities, including primary and secondary schools, a small parade of shops with a Co-op, fish and chip shop, and veterinary practice. Newton Abbot town centre is just a short drive away, offering a vibrant high street, a range of shops, leisure facilities, and a mainline railway station. Plus, with easy access to the A38 Devon Expressway, the location is ideal for commuters.

### The Accommodation:

A composite, part-obscure double-glazed entrance door leads to the entrance hallway with stairs to first floor with storage area under, two cupboards one of which houses sellers condensing dryer and further coats cupboard with meters. There is also a cloakroom/WC with low-level WC, pedestal wash basin and extractor. The lounge/dining room has uPVC double-glazed French doors with side panels leading onto the garden. The kitchen is fitted with a range of wall and base units with rolled edge work surfaces, matching splashback, inset single drainer sink unit, built-in electric oven, gas hob and extractor hood over with spaces for fridge/freezer and plumbing for washing machine and a uPVC double-glazed window to front.

Upstairs on the first floor the landing has a cupboard housing wall mounted gas boiler and there is access to loft. Bedroom one has a range of mirror fronted wardrobes with uPVC double-glazed window to rear. Bedroom two has a uPVC double-glazed window to front, storage cupboard and wardrobe recess. The bathroom has a suite comprising panelled bath with mixer tap, shower over, screen and tiling to surround, low-level WC, pedestal wash basin and heated towel rail.

### Parking:

Outside to the front there is a small shrub border and brick paved parking space.

### Gardens:

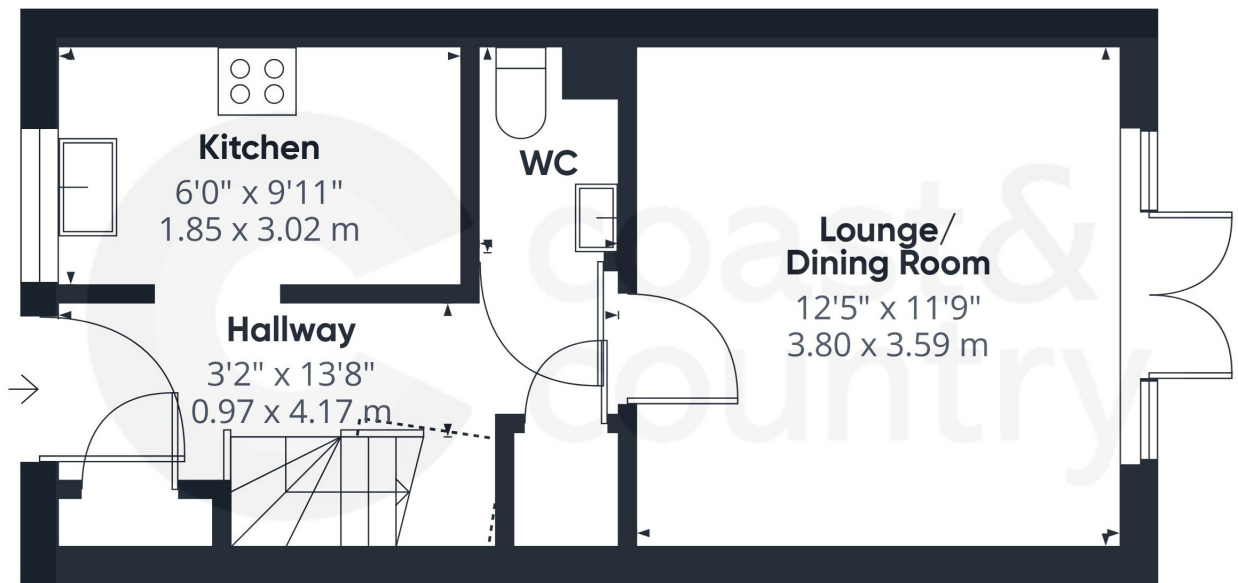
The rear garden is tiered with a paved patio and timber store with gate and three steps down to a landscaped garden for ease of maintenance with a covered paved patio, artificial lawn and gate to rear service lane.

### Directions:

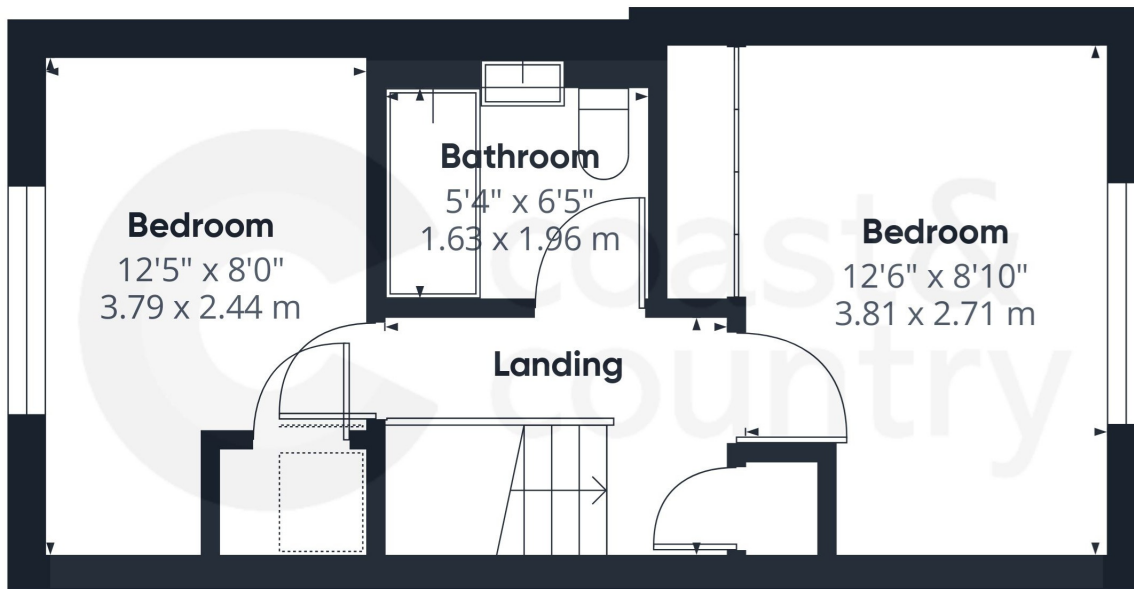
From the Penn Inn roundabout at Newton Abbot follow signs for Totnes. At the Asda supermarket traffic lights turn right following signs for Ashburton. Turn left at the second set of traffic lights and then at the roundabout take the first exit left onto the Ashburton Road A383. Take the 10th turning on the right into Primrose Drive leading into Meadow Rise and Clover Way.



# 36 Clover Way, Newton Abbot, TQ12 1GE



Ground Floor



Floor 1

**Approximate total area**

590 ft<sup>2</sup>  
54.9 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

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.

GIRAFFE360

**Agents Notes:**

Council Tax: Currently Band B

Tenure: Freehold

This property was originally purchased on a shared ownership basis on a leasehold tenure. Land registry currently lists the property as leasehold however the property is no longer in shared ownership. The lease provides for the Freehold to be transferred to owner in these circumstances.

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

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 ± 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.