12 Manor View, Newton Abbot

OIEO £425,000 Freehold

Virtual Walk-Through Available • Extended Detached Family Home • Five Bedrooms - Principal En-Suite • Spacious Lounge With Wood Burner • Separate Dining Room/Playroom • Kitchen/Breakfast Room • Family Bathroom & Cloakroom/WC • Office/Store • Landscaped Gardens & Parking • Lovely Views Over Town Towards St Mary's Church

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This impressive five-bedroom detached home offers a superb opportunity for families seeking spacious and versatile accommodation in a desirable cul de sac location within Bradley Barton. Extended and thoughtfully designed, the property combines generous living spaces with modern comforts, all enhanced by lovely views over the town towards St Mary's Church. A virtual walk-through is available for those wishing to explore the layout and features in more detail and viewings are highly recommended to fully appreciate the quality and flexibility of this extended family home.

Manor View is a sought-after cul de sac within the popular Bradley Barton area of Newton Abbot. There is a nearby convenience store and the town centre, with its wide range of shopping and leisure amenities along with a mainline railway station is around a mile away. The area is also within walking distance of primary and secondary schools and for the commuter the A38 to Plymouth and Exeter (M5) is approximately 3/4 miles away.

Accommodation

The deceptively spacious accommodation is arranged over various split levels with at entrance level a welcoming hallway with cloakroom/WC, a well-appointed kitchen/breakfast room offering ample storage and room for informal dining. The garage has been split with a stud wall providing a useful office/store which can easily revert back. Stairs lead to the lower ground floor with a generous sized lounge having been extended with a wood burning stove that creates a cosy atmosphere, perfect for relaxing evenings and separate dining room/playroom providing an ideal space for family meals or entertaining guests, both of which have access to the rear garden.

Upstairs, the property boasts five well-proportioned bedrooms, ensuring plenty of space for family members or visiting guests. The principal bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom fitted with quality fixtures. Throughout, gas central heating and double glazing ensure year-round comfort and energy efficiency along with the added benefit of owned solar panels which also generate a useful income.

Outside

Outside there is driveway parking for two cars to the front. The rear garden is a particular feature enjoying a sunny aspect with views over the town and countryside towards St Mary's Church and has been landscaped for ease of maintenance with a brick paved patio, level lawn and decked area perfect for alfresco dining and entertaining along with a hot tub (available by separate negotiation.

Agent's notes

Council Tax: Currently Band D

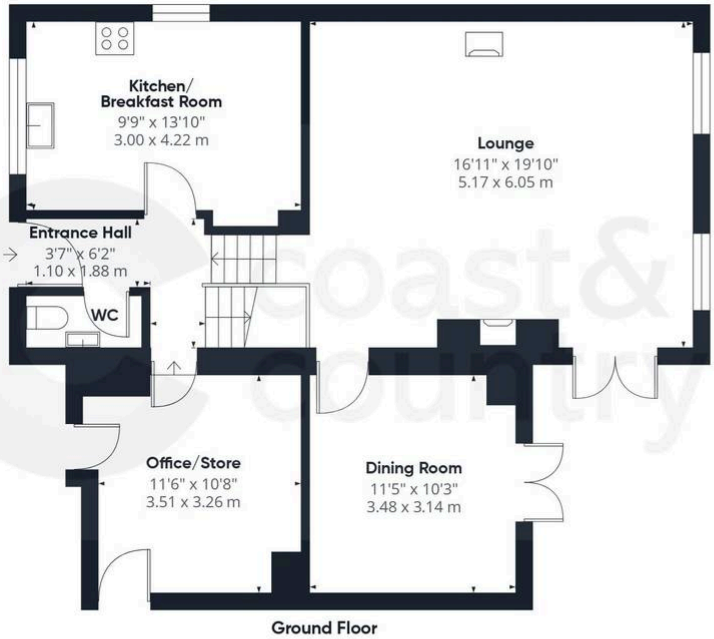
Tenure: Freehold

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

The range cooker & hot tub are available by separate negotiation.

The sellers inform us that from Oct 25 – Sep 26 the solar panels generated approximately £3,813.

EPC Energy Efficiency Rating: C

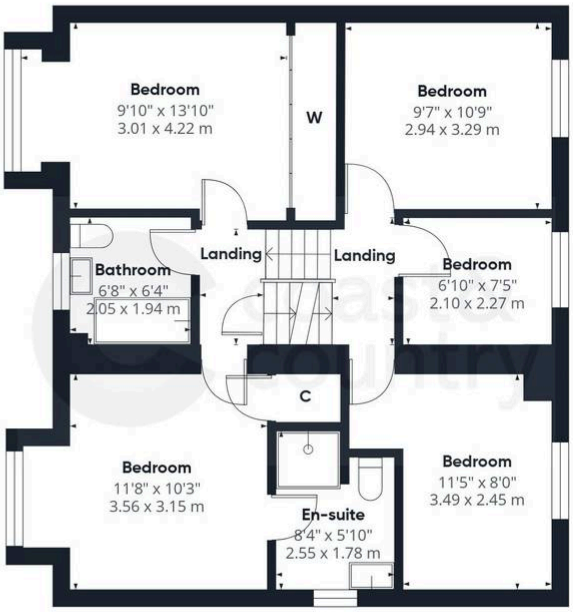


Ground Floor

Approximate total area

1505 ft²

139.8 m²



Floor 1

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

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