



## Newton Abbot

4x  1x 

ENERGY RATING C72

- Video Walk-through Available
- Detached House
- Arranged On 4 Levels
- 4 Bedrooms (x1 En Suite)
- 2 Reception Rooms & Study
- Open Plan Kitchen/Diner
- Conservatory With Underfloor Heating
- Modern Family Bathroom
- Rear Garden On Two Levels
- Off Road Parking

**Guide Price:**  
**£350,000**  
FREEHOLD

# 96 Barton Drive, Newton Abbot, TQ12 1YU



1000s of homes sold in Teignbridge

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

## 96 Barton Drive, Newton Abbot, TQ12 1YU

A superb, detached house with a first-class interior, situated in a sought after and well-established residential location.

Around 40 years old, the property has, over the years, been expertly remodelled and enlarged to now provide 1351 square feet of accommodation over 4 separate levels. From the rear some lovely open views can be enjoyed towards the green fields of Wolborough Hill.

Barton Drive is located within the Bradley Vale area of the town which makes it particularly convenient for a wide range of amenities with the clock tower in the town centre with its excellent range of shops, businesses, bars and restaurants around 0.7 of a mile's walk away. Even closer are both primary and secondary schools as well as Dyrons Leisure Centre with its gym and large indoor swimming pool.

### The Accommodation:

Stepping inside at entry level is an impressive open plan kitchen/diner with 2 windows overlooking the front, plenty of space for a good size dining table and chairs and is fitted with a selection of sleek high-gloss cabinets including an integrated double oven and hob. Also on the entry level is a reception room currently used as a playroom. On the lower level a lobby provides an excellent storage space and opens to a cosy sitting room with doors leading out to a uPVC frame, double-glazed conservatory with bi-fold doors to the garden and underfloor heating.

On the first floor are 3 bedrooms including the principal with deep recessed walk-in wardrobe and completing this level is an up to the minute, fully tiled bathroom. On the top floor is bedroom 4 currently used as a hobbies room which has a dormer window to the rear and 2 double-glazed Velux windows flooding it with natural light. There is also an ensuite WC and basin. Completing the picture is a useful study again with a dormer window.

### Parking:

Parking is provided at the front of the house by way of a wide modern brick paved forecourt.

### Gardens:

The delightful rear garden is surprisingly secluded and is presented on 2 main levels, the first with paving and lawn and a lower level being decked and providing a lovely entertaining and alfresco dining space. Beyond the deck, a bank leads down to a stream at the bottom. Within the rear garden are a number of sheds and stores.

### Directions:

From Newton Abbot take the A383 Ashburton Road passing Coombeshead Academy on the right. Just after the small park on the left take a left hand turn into Barton Drive. Follow the road for around a third of a mile and the property can be found on the right hand side.



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## Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 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  $\pm$  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.