

49 BLENHEIM CLOSE
NEWTON ABBOT



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



49 BLENHEIM CLOSE

Situated on the outskirts of Highweek, a substantial and versatile detached family home offering accommodation just under 2000 sqft with five bedrooms, front and rear gardens, driveway and double garage.

To the front of the property a driveway leads to a double garage and lawned front garden with an array of well-established plants and bushes, a path leads to the entrance porch and through to the entrance hall which has a cloakroom and storage. There is a large sitting room leading through to fantastic conservatory giving access via double doors to the rear garden. There is a well-equipped open plan kitchen/dining room with separate utility space which leads through to a small hall giving internal access to the double garage. Completing the ground floor is a useful double bedroom with walk-in dressing area and a shower room. On the first floor is the family bathroom and four bedrooms, the master having an en-suite shower room.

The large level rear garden has been well-maintained and offers level lawn with a greenhouse and growing area along with an abundance of plants and shrubs and patio area, perfect for alfresco dining. There is rear access to Exeter Road, giving easy connections for local schools and the town centre. There is sufficient space for a home office/ garden room (subject to planning permission).

The historic market town of Newton Abbot is close to Devon's English Riviera and is noted for its horse racing and vibrant local markets. There is a good range of shops, supermarkets, restaurants and professional services. There is a mainline railway station which provides direct access to London in approx. two and a half hours. The A380 is close by providing access to Torbay, Exeter and the M5.





KEY FEATURES

- Substantial detached family home
- Established front and rear gardens
- Driveway and double garage
- Versatile accommodation
- 5 bedrooms, 3 bathrooms





PROPERTY DETAILS

Property Address

49 Blenheim Close, Newton Abbot, Devon, TQ12 1QR

Mileages

Exeter 19 miles Plymouth 35 miles

Torquay 7 miles (approximately)

Services

Mains electric, solar panels, water and drainage. Gas central heating.

EPC Rating

Current: C, Potential: B

Council Tax Band

E

Tenure

Freehold

Authority

Teignbridge District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

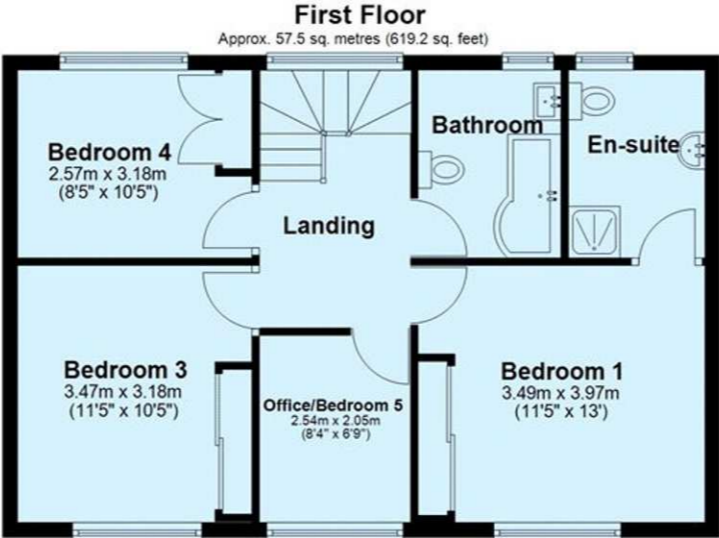
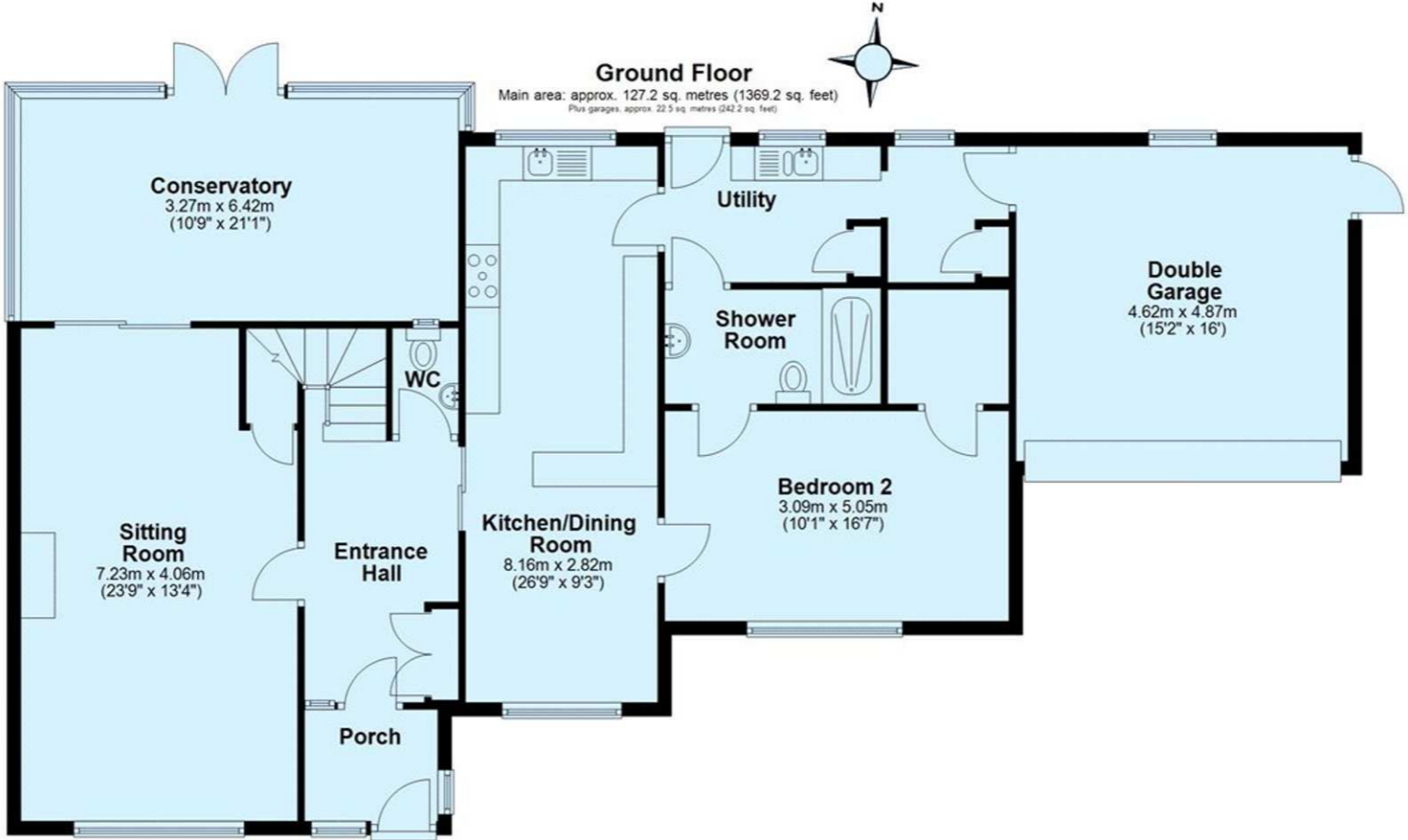
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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FLOOR PLAN



Main area: Approx. 184.7 sq. metres (1988.4 sq. feet)

Plus garages: approx. 22.5 sq. metres (242.2 sq. feet)



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