



## Newton Abbot

3x  2x 

ENERGY  
RATING  
B84

- Video Walk-through Available
- Modern Semi-Detached House
- 3 Bedrooms (1 en-suite)
- Lounge/Diner
- Kitchen/Breakfast Room
- Enclosed Rear Garden
- Driveway Parking
- Ideal First or Family Home
- Convenient Location
- Turn Key Accommodation

**Guide Price:**  
**£300,000**  
FREEHOLD

# 34 Hollyhock Crescent, Newton Abbot, TQ12 1BP



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Situated on a sought-after development backing onto farmland on the outskirts of Newton Abbot we are pleased to offer for sale this modern and spacious three-bedroom semi-detached home. Gas central heating and uPVC double glazing are installed and outside there is an easy to maintain south-facing garden and allocated parking on driveway to side for several cars. This lovely modern home will appeal to a wide range of buyers making an ideal family home and internal viewings come highly recommended to appreciate the well-presented accommodation and location on offer.

Hollyhock Crescent is situated on the fringes of Newton Abbot within a popular development with easy access to the A38 Devon Expressway and local primary and secondary schools. There is a small parade of shops on the development including a Co-op, Fish and Chip shop, and a veterinary practice. There is a regular bus service into Newton Abbot, which is a thriving market town with a vibrant high street, a wide range of shopping, business and leisure facilities and a mainline railway station.

### The Accommodation:

An open canopy porch with composite part obscure double glazed entrance door leads to the entrance hallway with storage cupboard, stairs to first floor with cupboard under and cloakroom/WC with white suite comprising low-level WC and pedestal wash basin. The lounge has French doors and side panels opening to the garden and the kitchen is fitted with a modern range of wall and base units with rolled edge work surfaces and matching splashback, inset single drainer sink unit, built-in oven and hob, spaces for fridge/freezer, washing machine and dishwasher, cupboard housing wall mounted gas boiler and window to front.

Upstairs, the landing has access to a loft and bedroom one has a window to the front, built in mirror fronted wardrobe and an en-suite shower room with shower cubicle, low-level WC, pedestal wash basin and window. Bedrooms two and three both have windows to the rear enjoying a pleasant outlook over farmland. There is a fitted wardrobe in bedroom two. There is also a bathroom which has a modern white suite comprising panelled bath with mixer tap and shower over, screen, and tiling to surround, low-level WC and pedestal wash basin.

### Parking & Gardens:

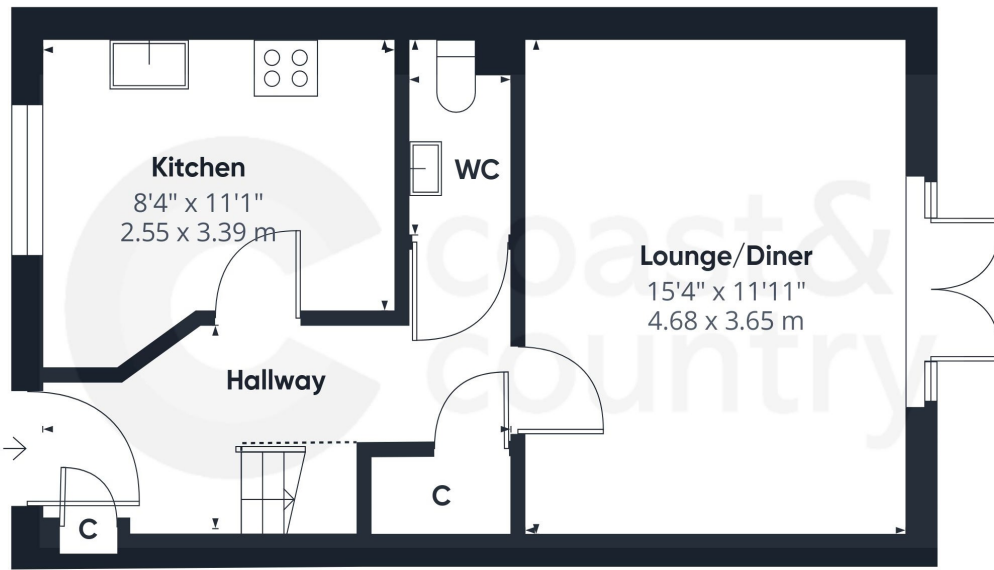
Outside to the front there is a gravelled area and path to front door. There is a driveway alongside with off road parking for several cars. The rear garden is enclosed and enjoys a sunny aspect mainly laid to lawn with paved patio.

### Directions:

From Newton Abbot Exeter Road roundabout take the A383 Ashburton Road, passing Coombeshead Academy on the right. Continue along A383 passing Mile End Garage on the right hand side. At the new roundabout continue straight on and then take the first left into Hollyhock Crescent, follow the road around and the property can be found on the right hand side.



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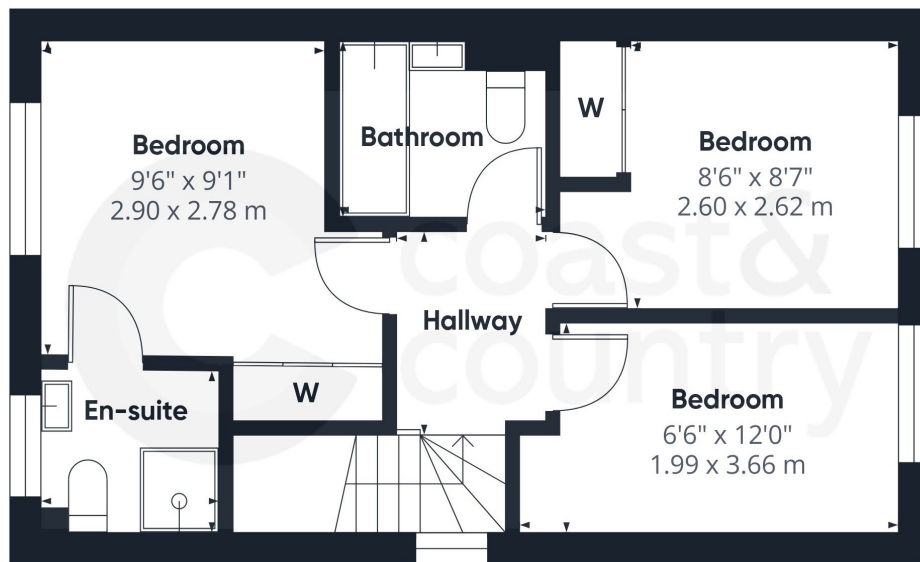


Ground Floor

**Approximate total area**  
771 ft<sup>2</sup>  
71.7 m<sup>2</sup>

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

GIRAFFE360



Floor 1

## Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Service Charge: Currently £154 per annum.

Review Period: Annually

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

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 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  $\pm$  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.