



11 Buttercup Way, Newton Abbot

Offers In Excess Of **£285,000** Freehold

Virtual Walk-Through Available • Modern End Of Terrace House • 3 Bedrooms (x1 En-Suite) • Spacious Lounge With French Doors • Modern Kitchen • Contemporary Family Bathroom Plus Ground Floor WC • Arranged Over Three Floors • Enclosed Rear Garden With Impressive Over-Ground Pond • Tandem Off Street Parking Space • Popular Residential Location



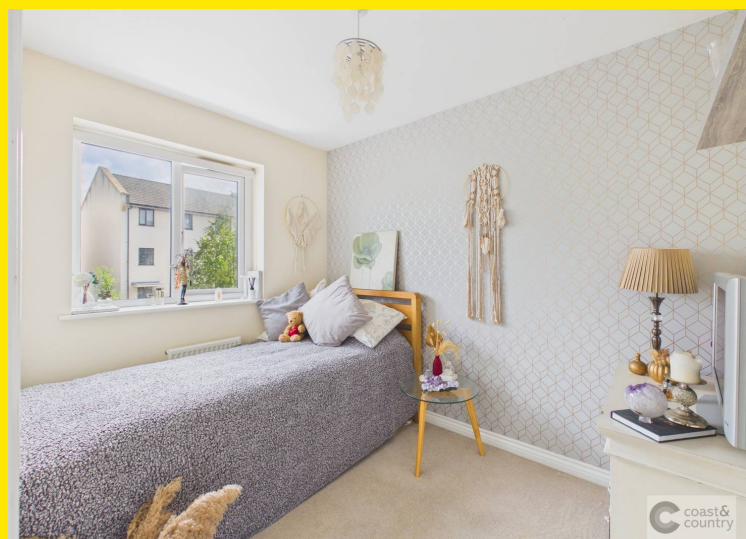
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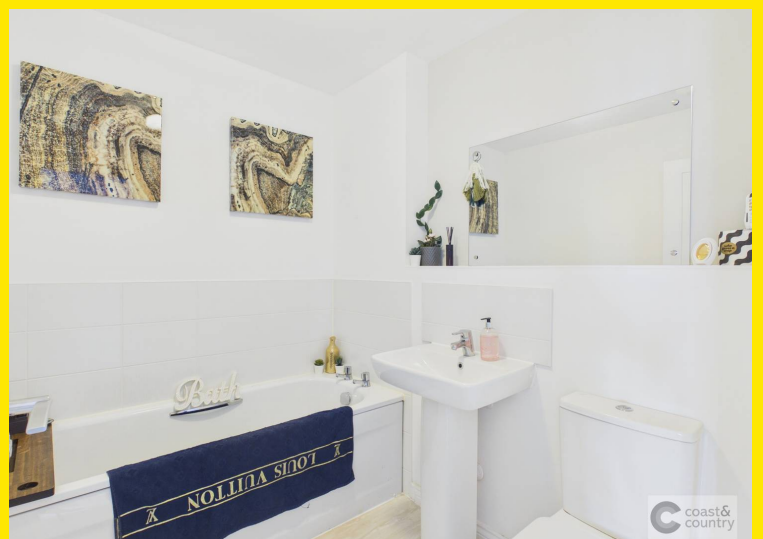
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Guide £285,000 - £295,000

This beautifully presented three-bedroom end of terrace house offers contemporary living across three thoughtfully arranged floors, ideal for families or professionals seeking a comfortable and stylish home. With its modern design, well-proportioned rooms, and a host of practical features, this property combines convenience with a welcoming atmosphere. The home benefits from a sleek fitted kitchen with integrated oven and hob, spacious living areas, and an en-suite shower room to the main bedroom, ensuring comfort and privacy for residents. The property further boasts a tandem parking space to the rear, providing secure and convenient off-street parking for up to two vehicles.

Situated in a popular residential area, the property enjoys easy access to a range of local amenities, including shops, schools, and leisure facilities. Excellent transport links are available nearby, with regular bus services and convenient road connections making commuting straightforward. The neighbourhood is well-regarded for its friendly community feel and proximity to green spaces, creating an appealing environment for families and professionals alike.

Accommodation

Upon entering the ground floor, you are welcomed by a bright and inviting entrance hall which leads to the spacious lounge, perfect for relaxing or entertaining guests. The modern fitted kitchen is well-equipped with ample storage, a fitted oven, and a hob, making it ideal for home cooking. A convenient cloakroom completes the ground floor accommodation.

The first floor comprises two generously sized bedrooms, both offering flexibility for use as family bedrooms, guest rooms, or a home office. A well-appointed family bathroom serves this floor, featuring contemporary fixtures and fittings to a high standard.

The main bedroom occupies the entire third floor, providing a private retreat with ample space for a large bed and additional furnishings. This impressive bedroom is further enhanced by a stylish en-suite shower room, offering both comfort and practicality for the homeowner.

Garden

Fully enclosed and arranged over two levels, the garden provides a serene and low maintenance outdoor space with standout appeal. Boasting a patio with neat, gravelled borders, lower lawned area and an impressive above-ground pond this space is perfect for enjoying relaxing evenings or alfresco dining.

Parking

The property includes a tandem parking space to the rear, ensuring residents benefit from secure and easily accessible off-street parking at all times.

Agent's notes

Council Tax: Currently Band C

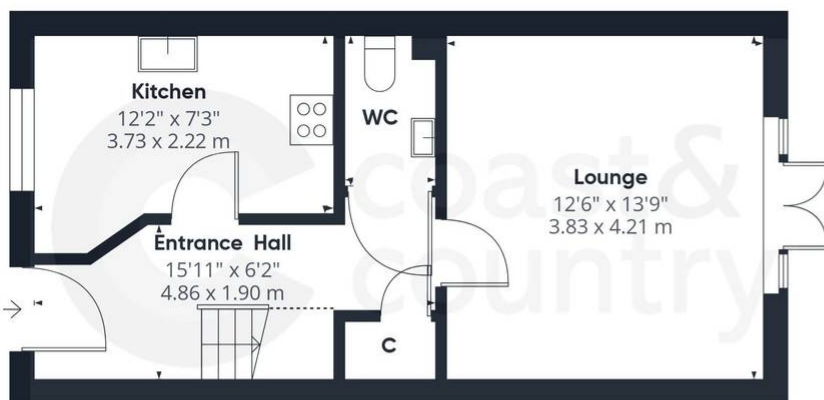
Tenure: Freehold

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

Service Charge Currently: £207.60 Per Annum

Review Period: Annually

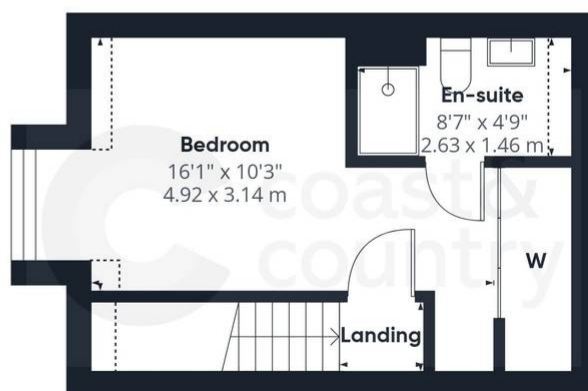
There may be covenants or restrictions relating to the development.



Ground Floor



Floor 1



Floor 2

Approximate total area

965 ft²

89.5 m²

Reduced headroom

18 ft²

1.7 m²

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.

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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.