



Mellows Meadow Newton Abbot TQ12 1UN

for sale offers in the region of
£280,000



Property Description

Situated in the sought-after area of Mellows Meadow, Newton Abbot, this attractive three bedroom semi-detached home offers comfortable and practical living space throughout, complemented by a beautifully maintained, low-maintenance rear garden and garage.

The property is approached via a neatly kept front garden with a pathway leading to the entrance. Inside, the welcoming hallway provides access to a bright and spacious lounge, perfect for relaxing with family or entertaining guests. To the rear, the separate dining room flows into the lounge, creating a practical layout for everyday living. Beyond the kitchen is a conservatory overlooking the rear garden, providing an additional reception space that can be enjoyed throughout the year.

Upstairs, the first floor offers three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom, ideal as a nursery, home office or guest room. The accommodation is completed by a family bathroom.

Outside, the enclosed rear garden has been thoughtfully designed for ease of maintenance, featuring paved seating areas and attractive, well-stocked raised flower beds, creating a wonderful space for outdoor dining, entertaining and enjoying the sunshine.

The property further benefits from a detached garage located just around the corner, together with driveway parking for one vehicle.

Conveniently positioned close to local schools, shops, parks and Newton Abbot town centre.

Front Of The Property

Area of lawn with a pathway to the main entrance of the property. Gate providing side access.

Entrance Hallway

Spacious hallway with stairs to the first floor, understairs storage cupboard and a wall mounted radiator.

Lounge

12' 4" x 11' 7" (3.76m x 3.53m)

Double glazed window to the front of the property, wall mounted feature electric fire and a wall mounted radiator. Opening to the dining room.

Dining Room

10' 6" x 9' 7" (3.20m x 2.92m)

Double glazed window to the rear of the property and a wall mounted radiator.

Kitchen

10' 6" x 8' 3" (3.20m x 2.51m)

Wall and base units, one bowl porcelain sink/drain, integrated eye-level double oven, gas hob with extractor over, plumbing for washing machine, plumbing for dishwasher, part tiled. Door to the conservatory.

Conservatory

9' 4" x 9' 3" (2.84m x 2.82m)

Double glazing surrounding, space for fridge/freezer, wall mounted radiator and door to the rear garden.

First Floor

Storage cupboard and loft hatch.

Bedroom One

12' 1" x 10' 2" (3.68m x 3.10m)

Double glazed window to the front of the property, built-in wardrobes with sliding doors and a wall mounted radiator.

Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m)

Double glazed window to the rear of the property and a wall mounted radiator.

Bedroom Three

9' 1" x 7' 4" (2.77m x 2.24m)

Double glazed window to the front of the property, storage cupboards and a wall mounted radiator.

Bathroom

Obscure double glazed window to the rear of the property, bath with shower over, WC, wash hand basin and a wall mounted heated towel rail.

Rear Of The Property

Enclosed and low maintenance rear garden, ample space for garden furniture, raised flower beds, outside tap and side gate.

Garage

The driveway and garage with up and over door can be located just around the corner from the property.









Total floor area 101.3 m² (1,090 sq.ft.) approx
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4 Bank Street
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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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