



Newton Abbot

4x  2x 

ENERGY
RATING
B90

- Video Walk-through Available
- Semi-Detached Chalet Bungalow
- 4 Double Bedrooms (x1 En Suite)
- Large Living Room
- Open Plan Kitchen/Diner
- Modern Wet Room-Style Shower Room
- Decked Balcony/Terrace With Far Reaching Views
- Secluded Low Maintenance Garden
- Owned Solar Panels With Feed In Tariff
- Off-Road Parking

Guide Price:
£320,000
FREEHOLD

26 Emblett Drive, Newton Abbot, TQ12 1YJ



1000s of homes sold in Teignbridge

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

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A first-class semi-detached chalet bungalow offering deceptively spacious and well-presented accommodation. Significantly remodelled and extended in the past, the property can only be fully appreciated by an internal viewing. Benefits include a gas central heating system with combi boiler, replacement double-glazed windows and owned solar panels with feed in tariff providing an income.

Emblett Drive is situated within the popular and sought after Bradley Valley area which is on the Highweek side of Newton Abbot. The development has a local shop, primary school and time tabled bus service. The town centre with its excellent range of shops, businesses, bars and restaurants is located approximately one mile away. Slightly closer are two secondary schools and Dyrons Leisure Centre with its large swimming pool and gym.

The Accommodation:

Stepping inside, the accommodation is mainly on the ground floor with the exception of the principal bedroom (currently being used as a second lounge) which has 4 Velux roof windows and an en suite with modern white suite including a glazed shower cabinet, WC and wash basin. The ground floor offers a degree of versatility and includes a good-sized lounge with patio door to the deck which enjoys a lovely open aspect over the local area. An open plan dining room/kitchen with comprehensive range of modern cabinets, integrated oven, hob and cooker hood, plenty of space for a dining table and chairs and 2 windows to the front providing plenty of light. This area provides a lovely social space. There are 3 ground floor double bedrooms served by an up to the minute wet room with fully tiled walls glazed shower screen, WC and wash basin.

Parking:

The property has off-road parking opposite the enclosed front garden.

Gardens:

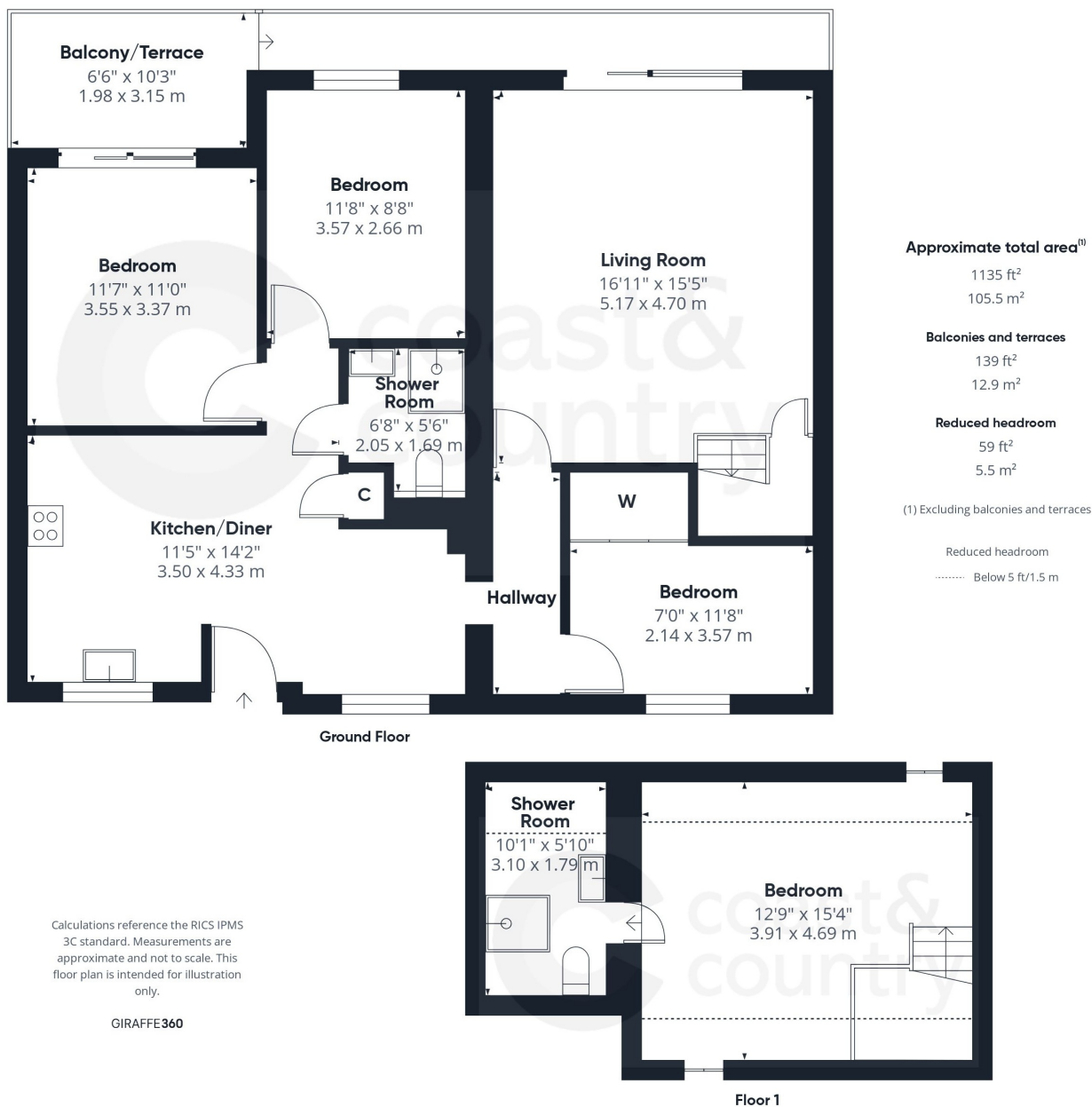
At the rear, a raised timber decked balcony/terrace adjoining the property is accessible through 2 sets of patio doors and provides a lovely spot for alfresco dining. Steps lead down to a level area designed with ease of maintenance in mind and mainly laid to artificial grass, offering an excellent level of privacy.

Directions:

From Newton Abbot take the A383 Ashburton Road. Turn left into Barton Drive. Bear right into Chercombe Valley Road. Turn left into Ogwell Mill Road. Turn right into Emblett Drive.



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Agents Notes:

Council Tax: Currently Band C

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	90 B	90 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.