



Connells

Roeder Close
Newton Abbot



Property Description

Situated within a well-regarded residential development, this attractive two bedroom home on Roedeer Close offers well-planned accommodation finished to a high standard throughout.

The property is entered via a welcoming hallway with access to a convenient ground floor cloakroom. To the front of the home is a comfortable lounge, tastefully decorated and providing an ideal space to relax. To the rear, the modern kitchen/dining room is fitted with a range of contemporary units and integrated appliances, with ample space for dining. French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow and making this an excellent space for entertaining.

Upstairs, the first floor offers two well-proportioned bedrooms, both benefiting from neutral décor and good natural light. The main bedroom is a comfortable double, while the second bedroom is ideal for a child's room, guest bedroom or home office. A modern family bathroom completes the accommodation, fitted with a white suite and shower over bath.

Externally, the South West facing rear garden is fully enclosed and designed for low maintenance, featuring a paved patio area and fenced boundaries, ideal for outdoor seating. To the front of the property are two allocated parking spaces.

Roedeer Close is conveniently located for access to Newton Abbot town centre, local schools, amenities and transport links, making this a superb home for a range of buyers. Early viewing is strongly recommended.

Front Of The Property

Two allocated parking spaces and side gate to the rear garden.

Entrance Hallway

Stairs to the first floor.

Cloakroom

Obscure double glazed window to the front of the property, WC, wash hand basin and a wall mounted radiator.

Lounge

15' x 9' 6" (4.57m x 2.90m)

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

Kitchen/Diner

12' 8" x 8' 3" (3.86m x 2.51m)

Double glazed window to the front of the property, wall and base units, one and a half bowl composite sink/drainer, electric hob with extractor over, oven, integrated dishwasher, space for fridge/freezer, space for dining table, wall mounted radiator and patio doors opening out to the rear garden.

First Floor

Loft hatch.

Bedroom One

12' 8" x 8' 4" (3.86m x 2.54m)

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

Bedroom Two

12' 10" x 8' 5" (3.91m x 2.57m)

Two double glazed windows to the front of the property, storage cupboard and a wall mounted radiator.

Bathroom

Obscure double glazed window to the side of the property, bath with shower over, WC, wash hand basin, part tiled and a wall mounted radiator.

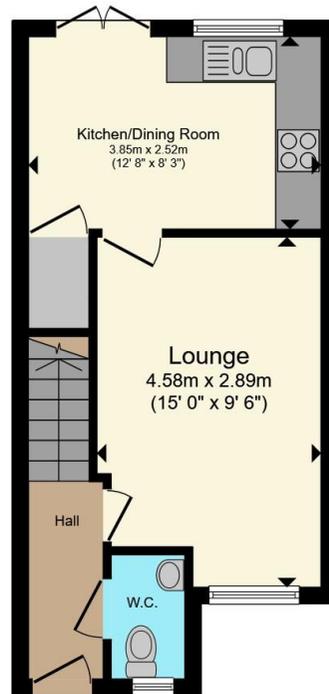
Rear Of The Property

Enclosed, low maintenance South West rear garden with a gravel border providing ample space for garden furniture, outside tap, electric point and side gate providing access to the front of the property.

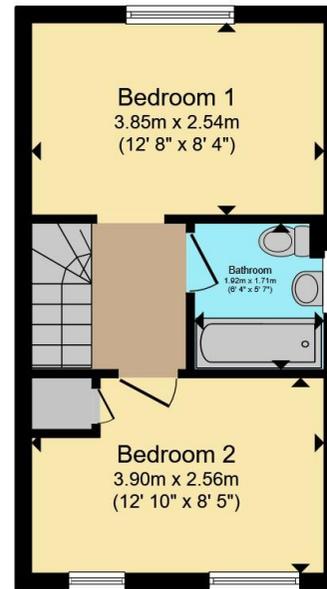








Ground Floor



First Floor

Total floor area 57.9 m² (623 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

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