



Spurge Road | Newton Abbot

£300,000

Ideally situated for convenient access to Newton Abbot's amenities, local schools and transport links, including the A38, the property offers a well presented family home with a garage & driveway.

Accessed via a canopied entrance with composite door, the welcoming hallway leads to the ground floor accommodation which features a spacious sitting/dining room with access to the rear garden through UPVC double doors. The modern kitchen/breakfast room boasts integrated appliances, ample work surface space and kickboard lighting. A convenient ground floor WC completes the lower level. On the first floor are three bedrooms, bedroom one with an ensuite shower room/WC and there is a family bathroom/WC. Outside is a low-maintenance front garden and a secure gated side access leading to the rear. The level rear garden is thoughtfully landscaped with a patio, artificial grass and a decked seating area, all enclosed by a block wall and timber fence. The property also benefits from a single garage and driveway parking.

An internal viewing is highly recommended to appreciate the quality and layout of this lovely home.

**THE ACCOMMODATION COMPRISES**, Canopied entrance with light point and composite door to:

**ENTRANCE HALL** - 4.55m x 2.06m (14'11" x 6'9") Maximum measurements. Pendant light points, smoke detector, stairs with handrail to first floor, radiator, telephone point, consumer unit, under-stairs storage cupboard, doors to:

**SITTING/DINING ROOM** - 4.72m x 3.66m (15'6" x 12'0") Pendant light points, UPVC double glazed window and double doors opening onto the rear garden, radiator with thermostat control, TV connection point, telephone point.

**KITCHEN/BREAKFAST ROOM** - 3.43m x 3.07m (11'3" x 10'1") Maximum measurements. Inset spotlights, extractor fan, UPVC double glazed window to front aspect, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset for ring gas hob with extractor over, inset 1.5 bowl sink and drainer with mixer tap over, tiled surrounds, matching wall cabinets, integrated dishwasher, washing machine and fridge/freezer, cupboard housing the boiler, built-in double electric oven, kickboard lighting.

**GROUND FLOOR WC** - 1.85m x 1.02m (6'1" x 3'4") Inset Spotlights, extractor fan. Comprising WC, pedestal wash hand basin with tiled splash back, heated towel rail.

**FIRST FLOOR LANDING** Pendant light point, hatch to loft space, smoke detector, doors to:

**BEDROOM ONE** - 3.68m x 3.38m (12'1" x 11'1") Maximum measurements. Pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, telephone point, TV connection point, door to:

**ENSUITE SHOWER ROOM/WC** - 1.75m x 1.68m (5'9" x 5'6") Inset spotlights, extractor fan, heater towel rail. Comprising shower cubicle with sliding doors and electric shower, pedestal wash hand basin, WC, part tiled walls, UPVC obscure glazed window.





**BEDROOM TWO** - 3.3m x 2.62m (10'10" x 8'7") Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

**BEDROOM THREE** - 3.28m x 2.01m (10'9" x 6'7") Maximum measurements. Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, fitted wardrobes comprising one double wardrobe and two single wardrobes.

**BATHROOM/WC** - 2.03m x 1.68m (6'8" x 5'6") Inset spotlights, extractor fan. Comprising panelled bath with twin hand grips and shower attachment over, pedestal wash hand basin with tiled splashback, WC, part tiled walls, heated towel rail.

#### OUTSIDE

**FRONT** - At the front of the property is a low maintenance garden laid to stone chippings with paved pathway leading to the front door. To the side of the property is a secure gated pathway which provides access to the rear garden.

**REAR** - To the rear of the property is a level garden accessed from the sitting/dining room onto a patio with a path and a few steps leading to the side gate. The remainder of the garden room is laid to artificial grass with an additional decked seating area at the rear. The garden is enclosed by block wall and timber fence and has an outside tap, outside lights and a power point.

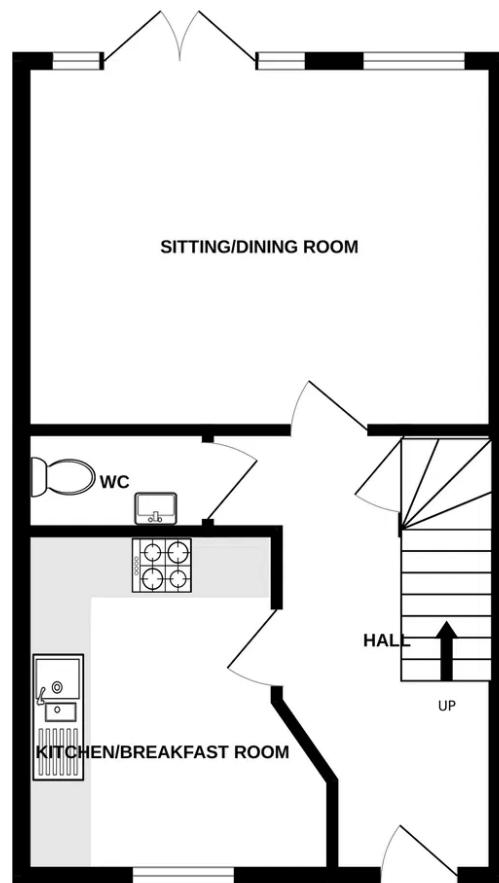
**GARAGE** - 6.02m x 3.23m (19'9" x 10'7") Maximum measurements. Metal up and over door.



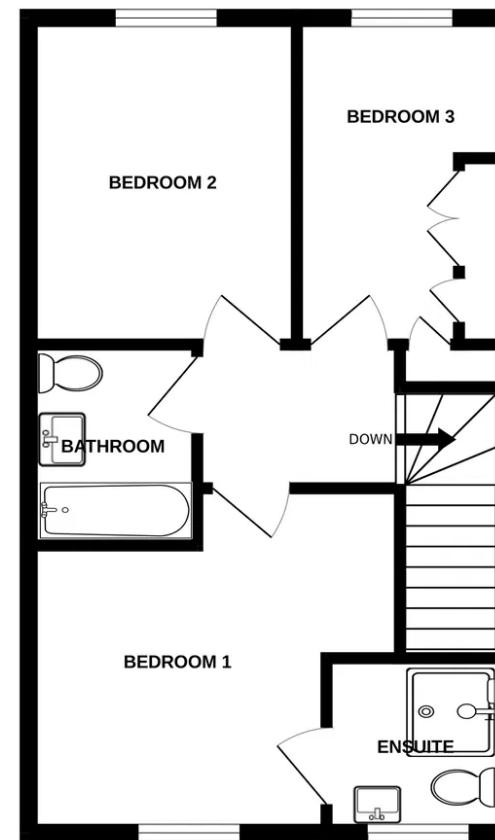
#### USEFUL INFORMATION

Tenure – Freehold  
Age - 2019  
Heating - Gas Central Heating  
Drainage - Mains  
Windows - Double glazed  
Council Tax - Tax band C  
EPC Rating - B/83 potential - A/95  
Broadband - To be confirmed  
Mobile - To be confirmed

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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