



***Our View “A modern property ideally located”***

**A well presented three bedroom semi detached property with enclosed gardens and driveway for three cars located on a culdesac on the edge of Newton Abbot**

The accommodation begins with an entrance hallway featuring wood-effect flooring, which continues throughout much of the ground floor. From here, there is access to a downstairs WC, comprising a low-level flush WC, pedestal wash hand basin, and an obscured double-glazed window to the front. A door leads into the living room, a bright and spacious area with an enclosed storage cupboard situated beneath the staircase, a double-glazed window to the front, internal windows, and an internal door providing access to the kitchen/dining room. The kitchen/dining room continues the wood-effect flooring and includes a modern fitted kitchen with a range of matching wall and base units, mixer tap with sink and drainer, built-in oven with gas hob and extractor hood with light above, and space/plumbing for a fridge-freezer, washing machine, and dishwasher. The room also houses the combination boiler, has a double-glazed window to the rear, and double doors opening out to the rear garden. Inset

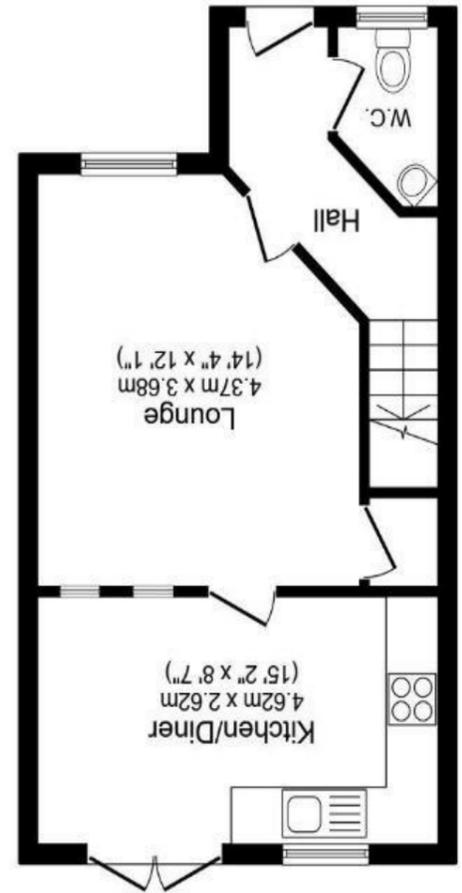
spotlights complete the contemporary look. From the entrance hallway, stairs rise to the first floor, where the landing provides access to three bedrooms—two doubles and a single—all featuring double-glazed windows either to the front or rear. The master bedroom enjoys an open outlook to the front with far-reaching views, built-in wardrobes, and shelving. It also benefits from a modern en-suite shower room comprising a low-level flush WC, pedestal wash hand basin, main fitted shower, and an obscured double-glazed window to the front. Separating the bedrooms is a modern family bathroom, fitted with a low-level flush WC, pedestal wash hand basin, panelled bath with electric shower, obscured double-glazed window to the side, inset spotlight, extractor fan, and wood-effect flooring. From the landing, there is access to a useful storage space with plumbing for a tumble dryer, as well as a hatch leading to the loft. Externally, the rear of the property features an enclosed and well-presented garden with a raised decked area leading out from the kitchen/dining room, steps down to a patio, and areas of artificial lawn and woodchip—ideal for outdoor dining and entertaining. Gated side access leads to the driveway, offering off-road parking for up to three cars.

- Well presented property
- Semi detached
- Living room
- Kitchen / dining room
- Downstairs W.C
- Three bedrooms
- Family bathroom
- Enclosed gardens
- Driveway for three cars
- Culdesac location





Ground Floor  
Floor area 36.5 sq.m. (393 sq.ft.)



First Floor  
Floor area 32.7 sq.m. (352 sq.ft.)

