



Newton Abbot

4x  2x 

ENERGY
RATING
B84

- Video Walk-through Available
- Executive-Style Detached House
- 4 Bedrooms (1 en-suite)
- Lounge and Kitchen/Diner
- Level and Enclosed Rear Garden

- Family Bathroom & Ground Floor WC
- Garage and Driveway
- Convenient for A38
- Remainder of NHBC Warranty
- Well-Presented Throughout

Guide Price:
£345,000
FREEHOLD

19 Horseshoe Drive, Newton Abbot, TQ12 6WL



1000s of homes sold in Teignbridge

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

19 Horseshoe Drive, Newton Abbot, TQ12 6WL

A well-presented modern executive-style detached family home offering spacious accommodation and situated in a sought-after development. Built by Messrs Linden Homes, this lovely home has four bedrooms - master en-suite, a reception room and a superbly fitted kitchen/dining/family room, cloakroom/WC and bathroom/WC. Outside there is a level rear garden for ease of maintenance with lawn, patio and decking along with a garage and driveway parking. Benefiting from the remainder of an NHBC warranty, internal viewings of this lovely family home come highly recommended.

The property is located in the Church Walk development on the edge of Newton Abbot and offers easy access to the A38 linking Plymouth, Exeter and the M5. Newton Abbot has a comprehensive range of shops and amenities including supermarkets, cinema, health centres, library, primary and secondary schools, various restaurants, cafes and churches. The town has a mainline train station with routes to Exeter, Plymouth and London as well as a well-connected bus network.

The Accommodation:

An open canopy porch with composite part obscure double glazed entrance door leads to the entrance hallway with laminate flooring, stairs to first floor with cupboard under and a cloakroom/WC with low-level WC, pedestal wash basin and window. The lounge has a window to front and the kitchen/diner/family area has a window and French doors opening to the garden. The kitchen is fitted with a modern range of shaker-style wall and base units with rolled edge worksurfaces and matching splashbacks, inset single drainer sink unit, built-in oven and hob, concealed fridge/freezer, washing machine and dishwasher.

Upstairs, the landing has a storage cupboard and access to a loft. Bedroom one has a window to front, wardrobe recess and an en-suite shower room with shower cubicle, low-level WC and pedestal wash basin. Bedrooms two and three both have windows to rear and bedroom four has a window to front. The bathroom has a suite comprising panelled bath with mixer tap and shower attachment, shower over, screen and tiling to surround, low level WC and pedestal wash basin.

Garden & Parking:

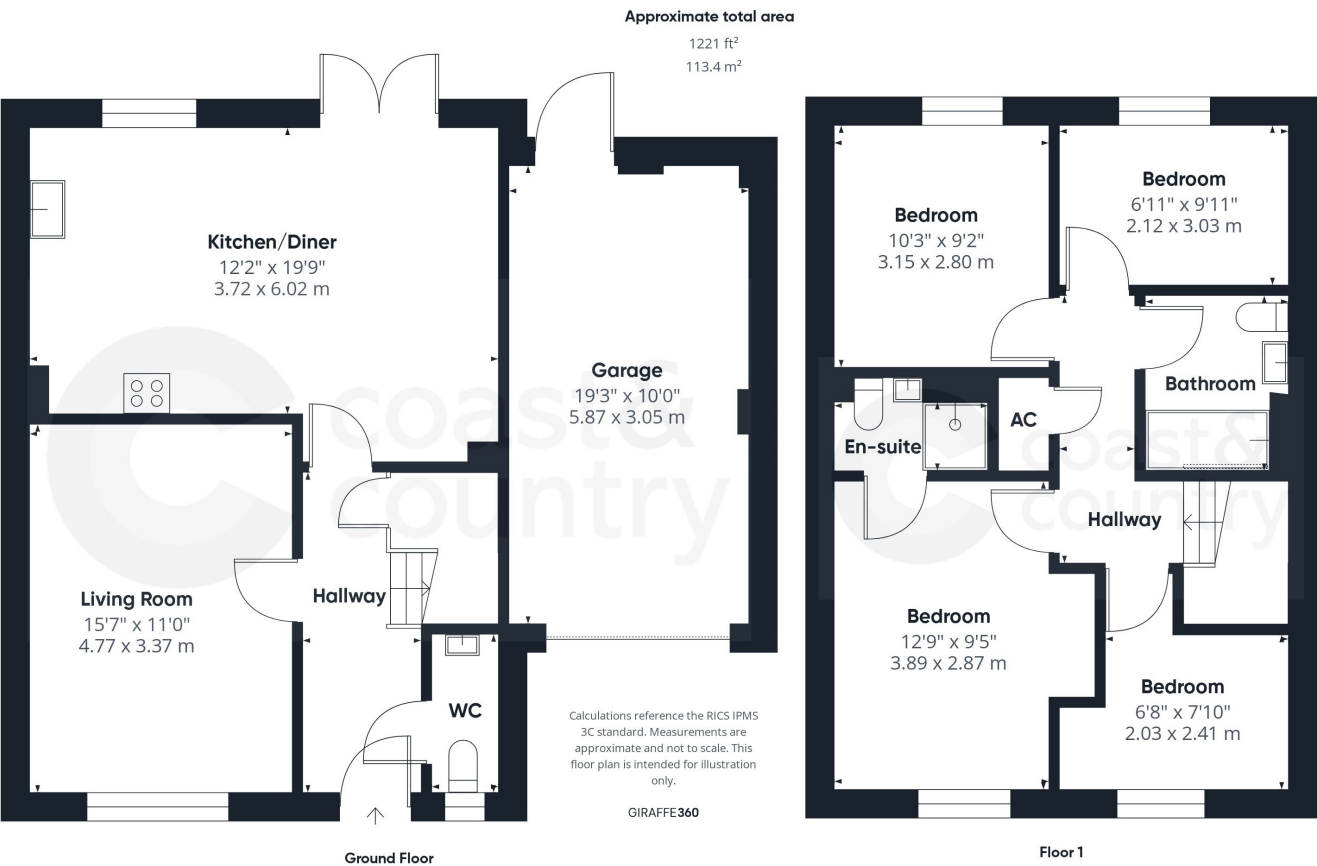
Outside to the front there is a driveway leading to the garage, path and step to front door with shrub borders to either side. Path and gate to side leads to the rear garden which has a level lawn, paved patio and raised timber decked area with raised flower border. The garage has a metal up and over door and courtesy door to garden.

Directions:

From the Coast & Country offices in Queen Street. Follow the one way system. Turn right into Albany Street. Continue straight ahead into Cricketfield Road. Turn right at the traffic lights onto Halcyon Road. At the roundabout take the first exit left into Jetty Marsh Road (A383). At the next roundabout take the first exit continuing on Jetty Marsh Road. At the next roundabout take the second exit (A382 Exeter Road) towards Bovey Tracey. Turn left after the Eden Car Showroom into Pippistrelle Road and take the second left into Horseshoe Drive.



19 Horseshoe Drive, Newton Abbot, TQ12 6WL



Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains gas. Mains drainage. Mains electricity.

No service charge is currently payable on this property but such charges are common on modern estates, often when the site is complete, and it may be that there are service charges in the future.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 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.