



Newton Abbot

4x  2x 

ENERGY
RATING
B83

- Video Walk-through Available
- Superb Modern Detached House
- 4 Bedrooms (1 en-suite)
- Lounge with Walk-in Bay Window
- Kitchen/Diner

- Separate Utility Room
- Driveway Parking & Garage
- South-Facing Enclosed Rear Garden
- Convenient Location
- Ideal Family Home

Guide Price:
£400,000
FREEHOLD

13 Hockmore Drive, Newton Abbot, TQ12 4FH



1000s of homes sold in Teignbridge

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

13 Hockmore Drive, Newton Abbot, TQ12 4FH

A superb modern detached house constructed by Barrett Home LTD within the last ten years.

With attractive low maintenance red brick external elevations, the property has a driveway at the front providing parking and also a good-sized integral garage. At the rear is a lovely level garden with terrace ideal for summer dining leading onto a lawn all privately enclosed by fencing and natural boundaries.

The property is situated within a sought-after development on the rural edge of Newton Abbot and is convenient for a wide range of local amenities including a primary school, doctors' surgery, post office and various shops. A nearby bus route provides access to Newton Abbot town centre with its excellent range of shops, restaurants, and businesses with the mainline railway station around 1.65 miles drive and 1.35 miles walk away. For the commuter, the Penn Inn roundabout and A380 South Devon Link Road south to Torbay and north to Exeter and the M5, is around 1.1 miles drive.

The Accommodation:

Stepping inside the well-presented interior has a contemporary layout and is flooded with natural light. A covered entrance shelters the front door which opens through to the entrance hall with stairs to the first floor with a cupboard below. Overlooking the front through a three-sided walk-in window is a cosy lounge. With feature windows and French doors opening to the rear garden, is an L shaped kitchen/diner with selection of modern cabinets and some integrated appliances including an oven, hob, cooker hood, fridge, freezer and dishwasher. A separate plumbed utility room also has a door to the garden, and a useful cloakroom with WC and basin off.

On the first floor, a part galleried landing has an airing cupboard and provides access to four bedrooms; the principal with an en-suite shower room with WC and basin, and a smart family bathroom with white suite.

Parking:

Good-sized integral garage and driveway to the front.

Gardens:

Lovely level enclosed garden offering a good level of privacy with terrace and lawn. A gated side pathway leads back to the front of the home.

Directions:

From Newton Abbot town centre head towards the Penn Inn roundabout. Take the second exit and keep in the middle lane (Shaldon Road) and follow the road through the lights and up the hill. When the road levels out take the left hand turn unto Haytor drive. Take the second right into Buckland Road and first left into Hockmore Drive. Number 13 can be found on the right hand side.

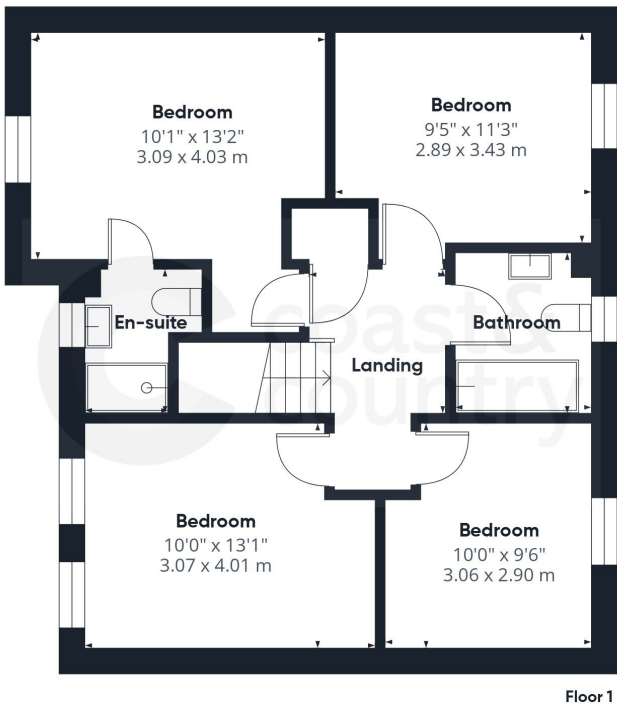
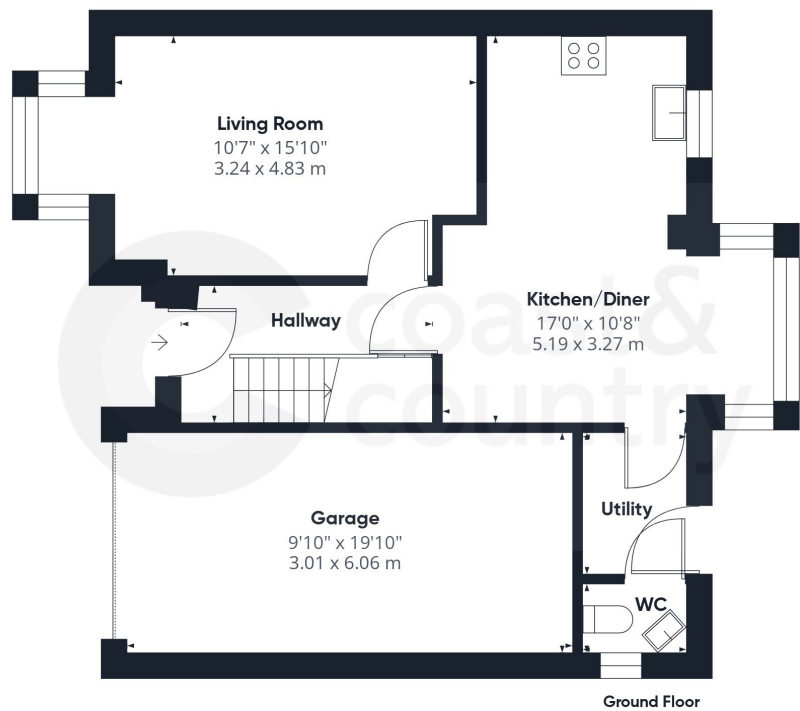


13 Hockmore Drive, Newton Abbot, TQ12 4FH

Approximate total area
1281 ft²
119 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Notes:
Council Tax: Currently Band E
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.
Service Charge: Currently Approximately £320 per annum.
Review Period: Annually.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 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 ± 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.