



Jetty Marsh, Newton Abbot

2x  1x 

ENERGY
RATING
C70

- No Upward Chain
- Modern Semi-Detached House
- 2 Double Bedrooms
- Conservatory
- Family Bathroom and Ground Floor WC
- Sought-After and Convenient Location
- Double-Width Driveway
- Enclosed Rear Garden
- Walking Distance of Town and Schools
- Council Tax Band B

Guide Price:
£230,000
FREEHOLD

8 Sandford View, Jetty Marsh, Newton Abbot, TQ12 2TH



1000s of homes sold in Teignbridge

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

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Convenient for road links to the A38, and within walking distance of two secondary schools, the town centre and hospital, the property sits on the edge of the well-regarded Jetty Marsh development on the northern side of the town of Newton Abbot.

The property offers benefits that many two bedroom houses lack such as level driveway parking for two vehicles immediately outside the front door and a very useable enclosed rear garden, obscured from the road by trees. Dating from 1999/2000, unlike many of those from a similar and more recent vintage, there is no service charge payable. The Jetty Marsh estate is effectively a no through road, minimising traffic. The house will make an ideal first home, landlord purchase or would suit empty nesters.

The Accommodation:

The house is of reverse level design, the entrance floor comprising two almost identically-sized double bedrooms, one with Juliet balcony and three fitted cupboards, and a bathroom. Accessed by a turning staircase, the ground floor houses a fitted kitchen, lounge with double doors to a good-sized conservatory, useful ground floor cloaks/WC and hallway with cupboard under the stairs, space for small table and chairs or desk for home working (previously home to an electric piano).

The bathroom and kitchen are original and would benefit from updating but are functional spaces. The first floor landing/entrance hallway is light and airy and the ground floor, being below road level to front, is a very cosy space.

Parking:

Double width driveway to front.

Garden:

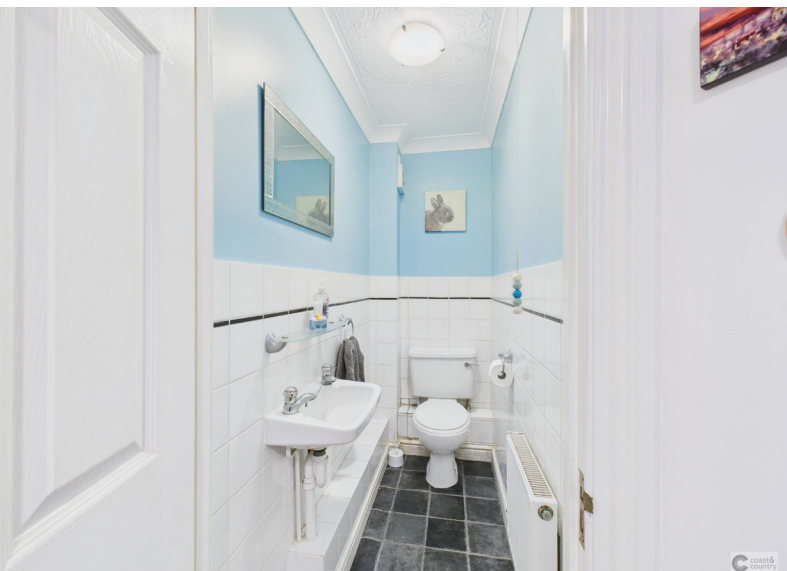
Enclosed rear garden with gated side access, obscured from the road by trees.

Seller's Comment:

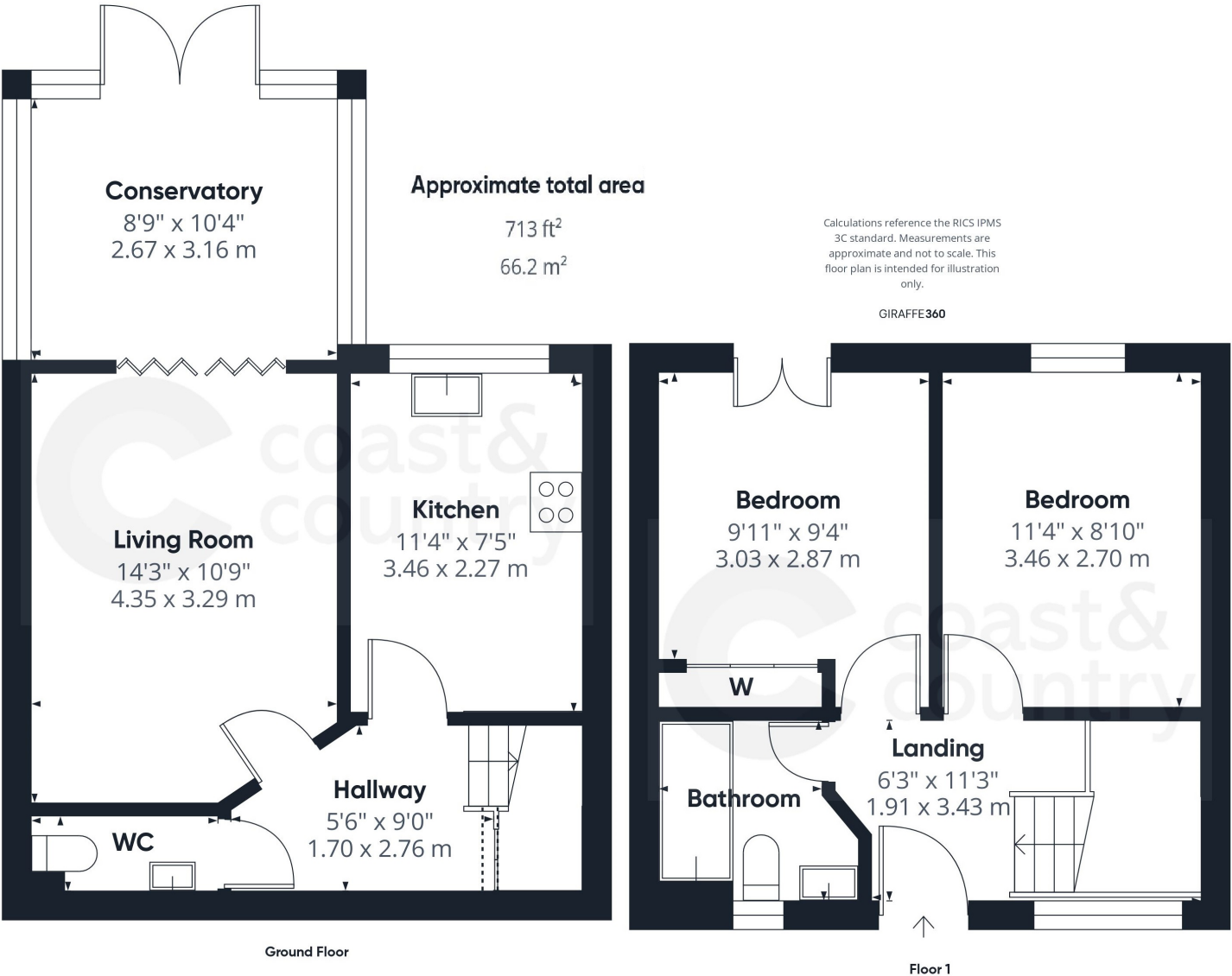
One of the best parts about this house is the location. Virtually everything is within walking distance, but road links are good – you feel like you're nowhere near the town centre even though it's less than a mile away. The estate itself is very friendly, with people looking out for each other and joining in together with things like Christmas and Halloween decorations (though there is no obligation!).

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 left and then take the second left into Sandford View. Bear right into Sandford View and follow the road up the hill where the property can be found on the right before the road forks.



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Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

Fibre to property broadband currently installed.

The owner of this property is employed by Coast and Country Estate Agents.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 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.