



Newton Abbot

3x  3x 

ENERGY
RATING
C75

- Video Walk-through Available
- Contemporary Town House
- 3 Double Bedrooms
- Family Bathroom & 2 En-Suites
- Spacious Lounge/Diner

- Modern Kitchen
- Separate Utility Room
- South-Facing Rear Garden
- Off-Road Parking
- Popular Residential Location

Guide Price:
£280,000
FREEHOLD

27 Hamilton Drive, Newton Abbot, TQ12 2TL



1000s of homes sold in Teignbridge

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

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Situated in the ever-popular Jetty Marsh area of Newton Abbot, this well-presented three-bedroom end-of-terrace home offers spacious and versatile accommodation arranged over three floors. Built around 2000 and maintained to an excellent standard, the property is ideal for families, professionals, or those seeking a low-maintenance home within easy reach of Newton Abbot's local amenities and excellent transport links both via the main line railway station in Newton Abbot or the easy access to both the A38 and A380 to Exeter and beyond.

The Accommodation:

The ground floor features an entrance hallway with a separate double bedroom with its own en-suite and utility room to the rear of the property. On the first floor is an excellent sized lounge/diner with a tilt and turn sliding door out to the rear garden and the modern kitchen is located at the front of the property with space for an oven and fridge-freezer and an excellent amount of worktop space and storage. On the top floor are two double bedrooms and family bathroom. The main bedroom benefitting from its own en-suite which has recently been refurbished.

Parking:

To the front, there is a driveway with off-road parking for two or three vehicles.

Gardens:

The attractive, south-facing rear garden is arranged over two levels, predominantly laid to lawn, offering plenty of sunshine and an ideal space for relaxing or entertaining. The property benefits from its own side access path, allowing direct access to the garden from the front of the house.

Directions:

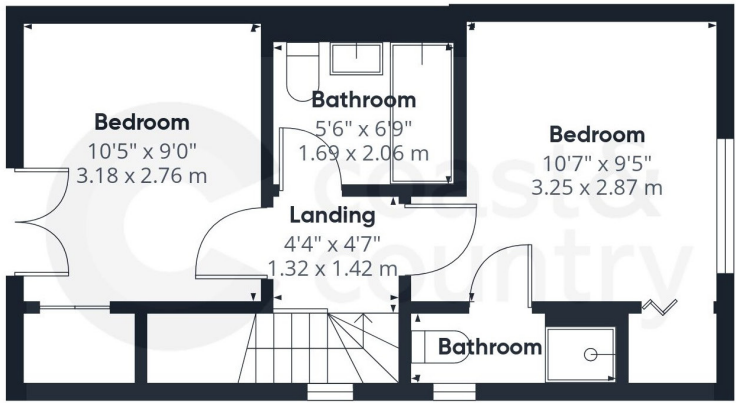
From the train station head into town and take the right hand turn at the junction into The Avenue. Follow the road until you reach the roundabout. Take second exit into Jetty Marsh Road and at the next roundabout the first exit. Hamilton Drive is the first turning on the left.



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Floor 1



Floor 2



Ground Floor

Approximate total area
968 ft²
89.8 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 C
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 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.