



## Newton Abbot

- Video Walk-through Available
- Semi-Detached Town House
- 3 Bedrooms
- Lounge with Juliet Balcony
- Modern Kitchen/Diner
- Family Bathroom, WC & En-Suite
- Separate Utility Room
- Driveway & Integral Garage
- Tiered Rear Garden & Patio
- Far Reaching, Panoramic Views

3x  2x 

ENERGY  
RATING  
C80

**Guide Price:  
£330,000**  
FREEHOLD

# 42 Webster Close, Newton Abbot, TQ12 1GL



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A well-presented, modern semi-detached town house conveniently situated in a quiet cul de sac location just off the town centre. Far reaching views over Newton Abbot can be enjoyed and the spacious accommodation boasts three bedrooms, master en-suite, lounge with Juliet balcony, extensively fitted kitchen/dining room, family bathroom, cloakroom/WC and a utility room. Gas central heating and double glazing are installed and outside there are easy to maintain gardens, a large single garage and additional driveway parking. Internal viewings come highly recommended to appreciate the location, accommodation and views this family home offers.

Webster Close is a small private development conveniently situated not far from Newton Abbot town centre with its wide range of shopping, business and leisure facilities. For the commuter the A380 dual carriageway to Torbay and Exeter is approximately  $\frac{3}{4}$  mile away, there is a bus station with timetabled bus routes throughout Teignbridge and Torbay, and the mainline railway station is within walking distance.

**The Accommodation:** An open canopy porch with multi obscure glazed composite entrance door leads to a spacious entrance hallway with uPVC double glazed window to front, stairs to first floor and a cloakroom/WC with low-level WC and pedestal wash basin. There is also a utility room with base units with worksurface and matching splashback, inset single drainer sink unit, space for washing machine, cupboard housing wall mounted gas boiler and opens to a large single garage with metal up and over door.

On the first floor the landing has stairs to the second floor, and the lounge is L-shaped with uPVC double-glazed window and uPVC double-glazed French doors with Juliet balcony enjoying superb 180° views over Newton Abbot town centre including Highweek Church and the racecourse. The kitchen/dining room is very spacious and again L-shaped, and the dining area has uPVC double-glazed French doors leading to the garden. The kitchen is extensively fitted with a modern range of high gloss wall and base units with work surfaces and matching splashback, inset single drainer sink unit, built-in appliances include double oven and hob, fridge/freezer and dishwasher and has a uPVC double glazed window overlooking the rear garden.

On the second floor the landing has a storage cupboard. Bedroom one has a uPVC double-glazed

window to rear and an en-suite shower room with shower cubicle, low-level WC with concealed cistern, wash basin and heated towel rail. Bedroom two has a uPVC double-glazed window to front enjoying 180° panoramic views over Newton Abbot including Highweek Church and the racecourse. Bedroom three has a uPVC double-glazed window to rear. The bathroom has a modern white suite comprising panelled bath with mixer tap, shower over, screen and tiling to surround, low-level WC with concealed cistern, wash basin, heated towel rail and uPVC obscure double-glazed window.

**Parking:** Outside to the front there is a brick paved driveway providing off-road parking for several cars leading to a single integral garage.

**Gardens:** The rear garden is tiered with a large, paved patio with gate accessing to side, retaining wall and steps lead to a lawned area with shrub borders and retaining wall leads to a further sloping area of garden with shrubs.

**Directions:** From Newton Abbot's Penn Inn Roundabout take the exit for Newton Abbot and filter into the left hand lane and signs for Totnes. Follow the road as it becomes East Street, passing Sainsbury's and Albany Surgery on your left, take the next left into Webster Close and follow the road to the end on the right hand side.



**Approximate total area**

 1141 ft<sup>2</sup>

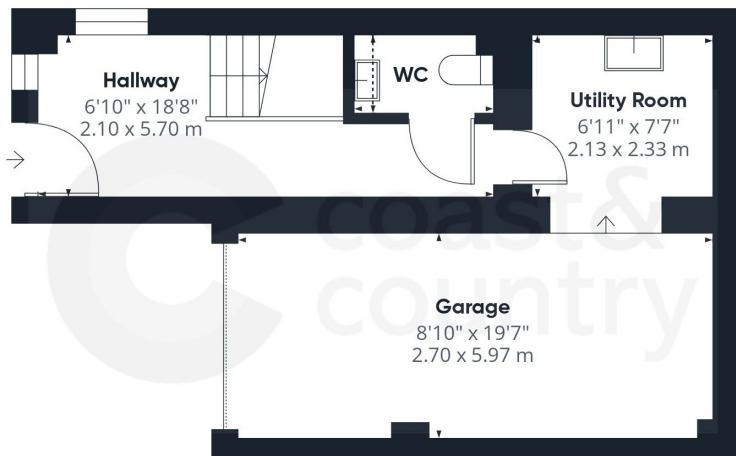
 105.9 m<sup>2</sup>
**Reduced headroom**

 2 ft<sup>2</sup>

 0.2 m<sup>2</sup>

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

GIRAFFE360


**Ground Floor**

**Floor 1**

**Floor 2**
**Agents Notes:**

Council Tax: Currently Band D

Tenure: Freehold

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

Service Charge Currently: Approximately £344.19 per annum

Review period: Annually

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is not 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 of 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.