



## Lower Netherton

- Virtual Tour/Online Viewings Also Available
- Unique Semi Detached Bungalow
- 4 Double Bedrooms
- Stylish Open Plan Living Space
- 2 Bath/Shower Rooms
- Good Sized Garden
- Off Road Parking
- Semi Rural Secluded Setting

Guide Price:

**£600,000**

Freehold

EPC: D56



# 4 Buckland Barton Cottages, Lower Netherton, TQ12 4SA

Coast and Country are delighted to have been given instructions to market this unique, four double bedroom semi-detached bungalow. Inspired by 1950s Case Study property design, this property offers buyers an individual modern family home. Set in a rural location with good sized gardens with views over rural countryside and yet within easy reach of the market town of Newton Abbot, this property has something to offer for everyone.

## The Accommodation

The front door opens onto a large hallway with spotlights in the ceiling, to the right the space opens up to a spacious kitchen/diner/lounge. This generous space is particularly versatile and has three sets of glazed double doors out onto the veranda and rear garden. The kitchen area features a central island with ample space for dining around one side and extra storage cupboards and drawers on the other. The oil-fired Range provides hot water and central heating as well as the oven and there is also a separate electric five ring hob. Further to this is ample storage and a double ceramic sink. Off the kitchen is a separate utility, a very useful space with room for a fridge/freezer, washing machine, dishwasher, sink and kitchen dresser. The utility along with the open kitchen/diner/ lounge has fabulous engineered bamboo flooring throughout. Further to this is a mezzanine level in this central room providing extra storage space.

To the opposite end of the bungalow and accessed via the central hallway are four double bedrooms, each with its own opening double-fronted glass doors onto the front veranda. The property offers both a bathroom and a separate shower room, each with tiled flooring and walk-in showers. The shower room comprises an electric shower, WC, bidet, sink, heated towel rail and radiator. The main bathroom offers a large spa-style bath, perfect for relaxing in, and also includes the separate walk-in shower, WC and double sink. The master bedroom is at the very end of the hallway and enjoys two sets of glazed double doors onto its own veranda with full privacy and is bathed in natural light.

## Outside

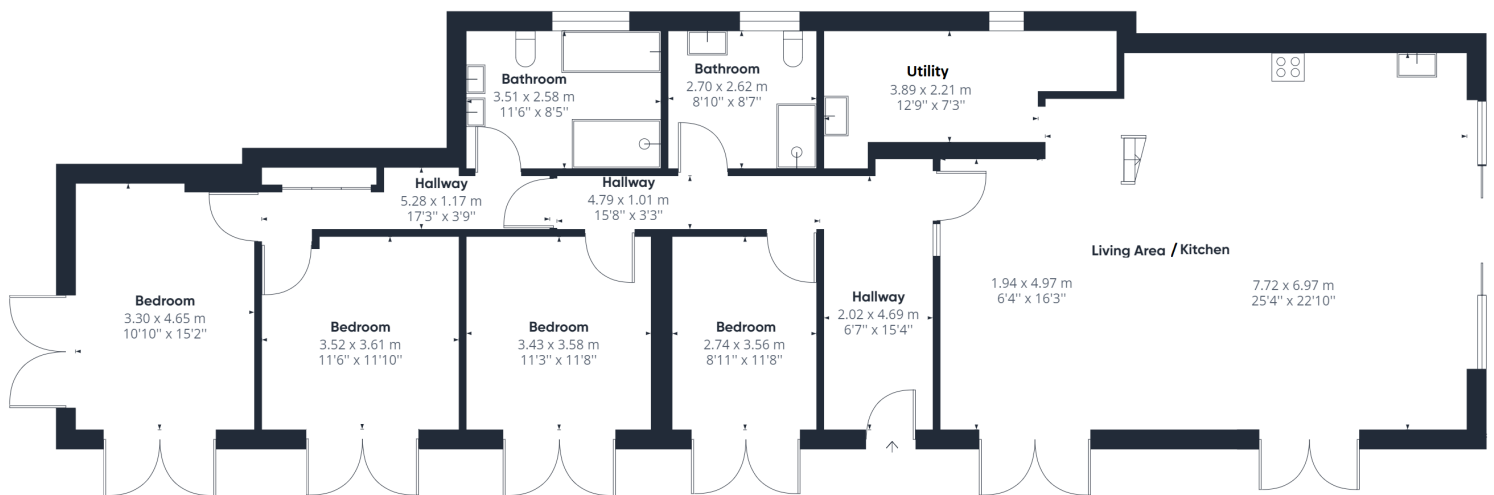
The rear garden is long and segregated into separate areas. Closest to the house is a lovely brick paved patio area, accessed directly from the house and perfect for entertaining, enjoying the sunshine and alfresco dining. Above this is a raised lawn with greenhouses and the garden extends further back with much potential to create a space to suit the lucky new owners' needs.

## Parking

To the front of the property is ample parking for four or more cars and a separate single garage which is positioned to the side of the parking area.

## FLOOR PLANS

For Illustrative Purposes Only



### Approximate total area<sup>(1)</sup>

1778.02 ft<sup>2</sup>

165.18 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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









## Agents Notes

### Tenure

Freehold

### Services

Mains electricity. Mains water. Septic tank. Oil fired central heating. The property has owned solar panels which generate an income via feed-in tariff.

### Local Authority

Teignbridge District Council

### Council Tax

Currently Band C

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

## Directions

From the Penn Inn roundabout at Newton Abbot take the Combeinteignhead exit. Follow the Shaldon Road and turn left for Lower Netherpton. Take the first left and the property can be found on the left.

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		