



## Newton Abbot

4x  2x 

ENERGY RATING B83

- Video Walk-through Available
- Superb Detached House
- 4 Bedrooms (1 en-suite)
- 2 Reception Rooms
- Enclosed Rear Garden
- Beautiful Kitchen/Breakfast Room
- Garage & Driveway
- Popular Location
- Convenient for A380
- Tucked-Away Position

**Guide Price:**  
**OIEO £425,000**  
FREEHOLD

# 2 Byng Close, Newton Abbot, TQ12 4FR



1000s of homes sold in Teignbridge

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

## 2 Byng Close, Newton Abbot, TQ12 4FR

A beautifully-presented modern executive-style detached family home offering spacious accommodation and in show home condition throughout, situated in a tucked-away position on a no-through road with no opposite neighbours in a sought-after development. Built in 2017 by Messrs Barratt Homes and benefiting from the remainder of an NHBC warranty, internal viewings of this stunning family home come highly recommended.

Byng Close is situated on a small development on the outskirts of Newton Abbot just off Haytor Drive. There are pleasant country walks close by and the house is close to a small range of shops, Doctor's surgery and primary school. There is a timetabled bus service to the town centre. Newton Abbot offers a wide range of amenities including a bustling high street with a variety of shops and restaurants, a number of primary and secondary schools, a hospital, a leisure centre and various parks. For the commuter, Windsor Avenue is convenient for the A380 dual carriageways to Torbay, Exeter and the M5 beyond, as well as the mainline train station with direct links to London Paddington.

**The Accommodation:** A composite, part obscure-glazed entrance door opens into a hallway with two storage cupboards, one currently housing a tumble dryer and stairs to the first floor. The cloakroom/WC has a low-level WC, pedestal wash basin and extractor fan. The lounge is dual-aspect with a window to front with window shutter and French doors leading into the garden. There is a separate dining room which is also dual-aspect with windows to front and side, both with window shutters. The kitchen/breakfast room is a light and airy L-shaped room which is extensively fitted with a modern range of high gloss wall and base units with work surfaces, matching splashback and inset single drainer sink unit. Integrated appliances include oven, hob, fridge/freezer, dishwasher and washing machine, windows to side and rear and French doors to outside.

On the first floor the landing has access to a loft. Bedroom one is dual-aspect with windows to rear and side and a range of built-in wardrobes. There is an ensuite shower room comprising shower cubicle, low-level WC, pedestal wash basin and obscure-glazed window. Bedrooms two and three also feature built-in wardrobes. Bedroom four is currently used as a home office with window overlooking the rear garden. Completing the picture, the bathroom is fitted with a modern white suite comprising panelled bath with mixer tap, shower over, screen, tiling to surround, low level WC, pedestal wash basin and extractor fan.

### Outside:

The rear garden has been attractively landscaped for ease of maintenance and enjoys a sunny aspect with a degree of privacy. There is a gravelled area with pergola, barbecue area and seating area, small paved patio and level lawn with well stocked shrub borders and circular shrub border in centre of lawn, further gravelled seating area. Path and steps lead to an area to the side of the house that is gravelled with potting shed and gate leading to the driveway.

### Parking:

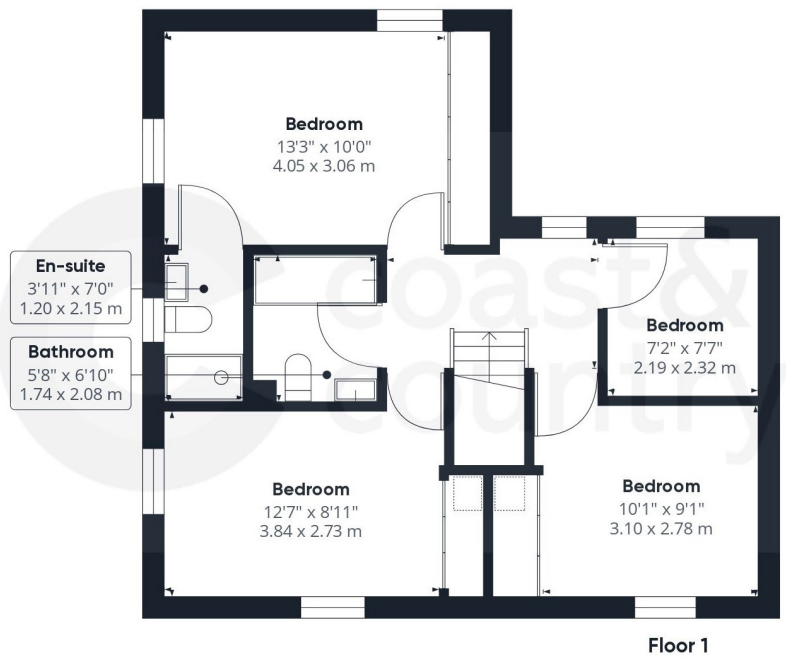
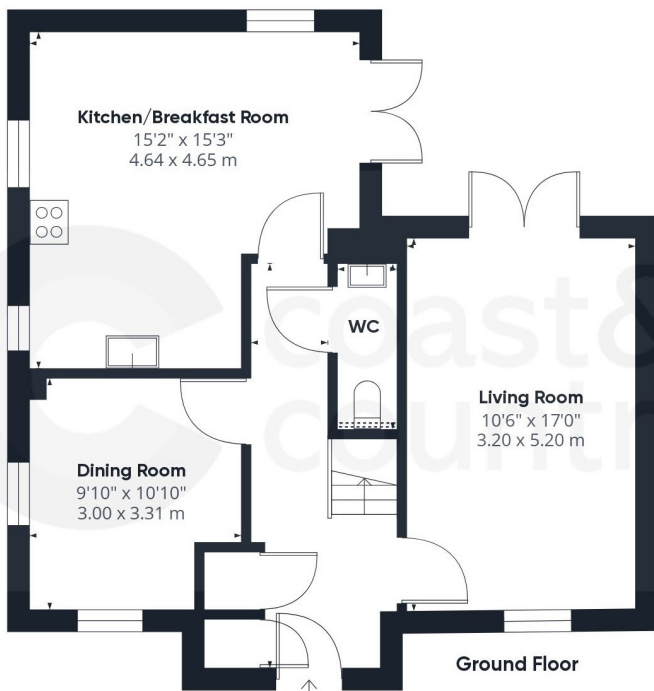
Driveway for two vehicles leading to a garage with metal up and over door. Plenty of on street parking for visitors.

### Directions:

From the Penn Inn roundabout at Newton Abbot take the Milber / Combeinteignhead exit. Continue straight ahead at the traffic lights up Shaldon Road. At the brow of the hill turn left into Haytor Drive. Follow the road to the end and then turn right into Windsor Avenue. Take the first left into Hockmore Drive and Byng Close is the fourth turning on the right.



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## Approximate total area

1418.49 ft<sup>2</sup>  
131.78 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.

GIRAFFE360

### Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

Service Charge: Currently £152.78 twice annually (Oct 23/Mar 24)

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 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.