



Jetty Marsh, Newton Abbot

5x  3x 

ENERGY RATING
D59

- Video Walk-through Available
- Spacious Detached House
- 5 Bedrooms (1 en-suite)
- Spacious Dining Conservatory
- Dual-Aspect Lounge
- Office/Study & Utility
- Level Rear Garden
- Single Garage & Driveway Parking
- Popular Location
- Walking Distance from Town & Amenities

Guide Price:
OIEO £525,000
FREEHOLD

7 Sandford View, Newton Abbot, TQ12 2TG



1000s of homes sold in Teignbridge

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

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A superb detached family home with spacious and versatile accommodation arranged over three levels and situated in a highly sought after development a short distance from the town centre. Boasting a generous lounge with balcony, kitchen/breakfast room, utility room, 5 bedrooms, 2 shower rooms, a bathroom and a large conservatory this lovely executive-style home must be viewed to fully appreciate all that is on offer.

Sandford View is within the sought-after Jetty Marsh Development, located within half a mile of the town centre and walking distance from local schools. Newton Abbot is a thriving market town and offers an extensive range of shopping, business and leisure facilities. It also benefits from a mainline railway station, bus station with timetables routes throughout Teignbridge and Torbay and there is good access onto the A38 and A380.

The Accommodation:

A composite part obscure double glazed entrance door leads to the hallway with stairs to first floor and study area under, courtesy door to garage, further door to inner hallway leading to the utility with a range of base units, work surfaces, inset single drainer sink unit, space for fridge/freezer and window to side. Also on this floor there is a bedroom with window to front and storage cupboard and a shower with corner shower cubicle, low-level WC, wash basin, tiled walls and heated towel rail.

On the first-floor landing there is a window to front, storage cupboard and stairs to second floor. There is a useful study/office. The lounge has French doors to front leading onto a balcony, feature fireplace with gas living flame coal effect fire and sliding patio doors to conservatory. The kitchen/breakfast room has a window to front, door to side and the kitchen is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in double oven and hob, concealed fridge freezer and spaces for appliances. An archway leads to the conservatory/dining room which is a light and airy room with double glazed Velux windows, windows and French doors overlooking the rear garden.

On the second-floor landing there is a storage cupboard and bedroom one has a window to front, fitted cupboard and en-suite shower room with

shower cubicle, low-level WC, wash basin, tiled walls and window. Bedrooms two and four both have double glazed windows to rear and bedroom three has a window to front. Also on this floor is a family bathroom with white suite comprising panelled bath with mixer tap and shower attachment over, low-level WC, pedestal wash basin, part tiled walls and window.

Outside:

Outside to the front is an area of lawn with established shrubs which extends along the side. A gate gives access to the rear garden which enjoys a sunny aspect and is of a generous size, mainly laid to lawn with timber decked areas, one with pergola and two timber sheds.

Parking:

There is a driveway leading to an integral garage with metal up and over door, additional hardstanding to side and a good-sized brick paved driveway suitable for additional vehicles, caravan or boat.

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.



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Approximate total area

1804.03 ft²
167.6 m²

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.

We are advised that the rear extension/conservatory is in excess of ten years old. We are not aware of any planning permission or building regulations having been obtained when it was constructed.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 59 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.