



Tawny Road, Newton Abbot, TQ12

£325,000 Offers Over

chamberlains
the key to your home

Property Description

****Available with no onward chain****

A composite door opens into a welcoming hallway with white walls and grey wood flooring. A door to the right takes you into the garage, which runs the full depth of the house and has electric installed. There is a door on the left under the stairs which houses the hot water tank.

Through the hall into the utility room where there is plumbing for a washing machine and space for a tumble dryer. White High Gloss cupboards and grey worktops run along one side with a Stainless-Steel sink with mixer tap and drainer.

Behind the door in the utility is a cloakroom WC with a radiator, low-level WC and wash hand basin.

Grey carpeted stairs with white bannisters take you to the first-floor landing which has a small radiator, a smoke alarm and a power socket.

The living room has grey carpets and white walls. There are double doors which open out to the garden and a smaller window to the right.

The Kitchen/Diner has grey wooden flooring and white walls. There are grey worktops above the white units and a blue splashback behind the sink. The four-burner gas hob is over the built-in oven with a stainless-steel splashback and an extractor fan. The fridge/freezer and dishwasher are integrated appliances. A Juliet balcony is behind double patio doors which offer views to the front of the property.

The first-floor bathroom has low-level WC and whitewash hand basin. The walls are white with a grey tile splashback. A door to the right is the cupboard which houses the boiler and an obscure front facing window that offers plenty of light in



to the room.

Up the grey carpeted stairs to the second-floor landing with three double bedrooms. Bedrooms two and three are both rear facing with grey carpets and white walls.

The principal bedroom also has grey carpets and white walls and the UPVc window looks out to the front of the property. There is an Ensuite which comprises of low-level WC, heated towel rail, wash hand basin and walk in shower. There are grey tiles in the shower and the walls are painted turquoise.

In modern developments, a service charge for the upkeep of roads and communal areas is often payable once the site is completed. The current owner has been advised that this is likely to be in the region of £20pcm, however this is unconfirmed and subject to change.

Sellers' Insight

"I've really liked living in Tawny Road for the last 18 months. It's a quiet cul-de-sac, tucked away with a lovely view. It's in the perfect place to walk to the local shops and amenities, it has fantastic links to Plymouth, Exeter and beyond, is near to Dartmoor and is really close to some great cycling routes."

Measurements

Entrance Hall - 16'7 x 6'0 (5.05 x 1.84m)

Garage - 27'9 x 9'11 (8.46 x 3.02m)

Utility Room - 7'5 x 6'1 (2.26 x 1.84m)

Cloakroom 1 - 6'1 x 3'9 (1.84 x 1.15m)

Living Room - 16'0 x 11'2 (4.87 x 3.41m)

Kitchen/Diner - 16'7 x 9'11 (5.05 x 3.02m)

Bedroom 1 - 12'2 x 9'11 (3.70 x 3.02m)

Ensuite - 8'0 x 4'5 (2.43 x 1.35m)

Bedroom 2 - 11'2 x 9'4 (3.41 x 2.84m)

Bedroom 3 - 11'2 x 6'8 (3.41 x 2.03m)

Bathroom - 8'5 x 6'0 (2.57 x 1.84m)

Useful Info

EPC Rating C

Broadband Speed Ultrafast available at 940mbps

Teignbridge Council Tax Band C (£1962 Per Year)

Gas, Water and Electricity Supplied

The property is Freehold

EPC Rating: C

Key Features

- ✓ Available With No Onward Chain
- ✓ Semi Detached Town House
- ✓ Lounge
- ✓ Open plan Kitchen/Diner
- ✓ Three Double Bedrooms
- ✓ Ensuite
- ✓ Utility Room
- ✓ Bathroom
- ✓ Garage
- ✓ Gas Central Heating



External Areas

Garden

A low maintenance garden with a lawned area and a slabbed patio. The garden is surrounded by a six foot fence with a gate which gives you access from the front of the property.

Garage

Double Garage

The Garage runs the full depth of the house and has electric installed.

On Drive

1 Parking Space

The tarmac drive offers space for one vehicle



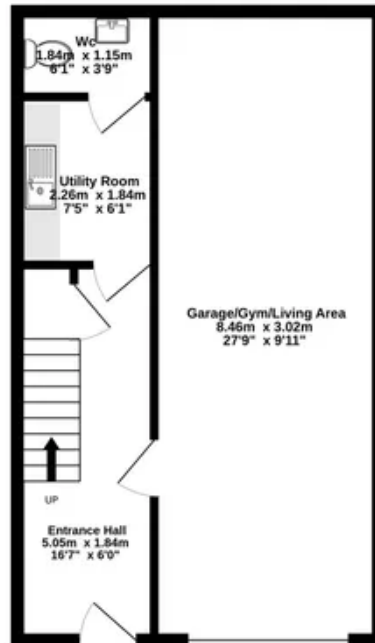






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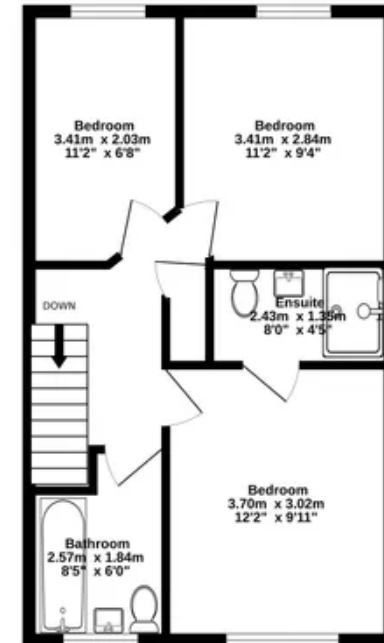
Ground Floor
41.2 sq.m. (443 sq.ft.) approx.



1st Floor
41.4 sq.m. (446 sq.ft.) approx.



2nd Floor
41.2 sq.m. (443 sq.ft.) approx.



TOTAL FLOOR AREA : 123.8 sq.m. (1333 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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