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to find out more

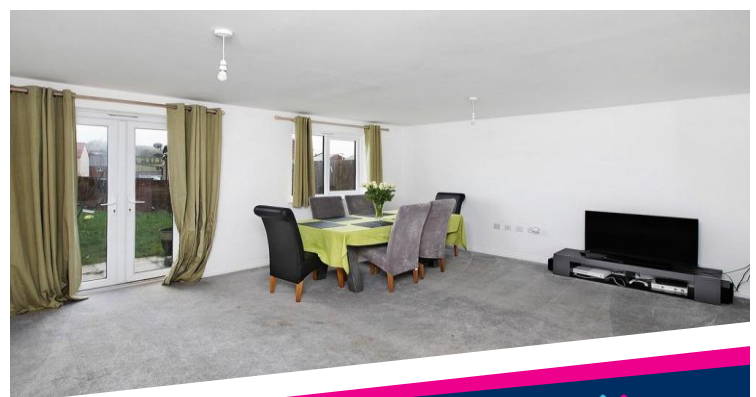


Buttercup Way, Newton Abbot, TQ12 1GT

£290,000



- Semi Detached Town House
- Modern Kitchen
- Lounge Dining room
- Downstairs W.C
- Family Room
- Family Bathroom & Family Shower Room
- Four Bedrooms
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- Built November 2017
- Tenure: Freehold



chamberlains  
the key to your home

# Step Inside

An attractive composite front door opens into the entrance hallway.

There are carpeted stairs rising to the first floor, a door to the kitchen and space for shoe storage.

The modern kitchen has porcelain floor tiles, a useful breakfast bar, a range of modern white wall and floor storage units with grey wood effect worktops and brick tiled upstands, giving plenty of work surface and storage. There is a built in electric oven, a gas hob and an overhead extractor fan. The boiler is wall mounted and located in a cupboard, there are also spaces for a dishwasher, a washing machine and a 700mm wide upright fridge freezer.

A door opens into the downstairs w.c with hand basin.

French doors open into the lounge dining room, a great space for entertaining. There is a window to the rear, and UPVc French doors to the enclosed rear garden, again great for the summer months particularly for a family.

Carpeted stairs rise to the first floor landing, with a window letting in plenty of light. There are doors to bedroom four, the bathroom, the family room and a useful airing cupboard,

Bedroom four is a double with a window to the front.

The bathroom comprises; white bath, hand basin, low level w.c. and a contrasting grey porcelain tiled floor.

The family room is a good size room and has French doors with a Juliette balcony and a window, both with lovely views.

Carpeted stairs rise to the second floor landing, with doors to three bedrooms and a shower room.

The Principal bedroom is a large double with an en suite shower room and a window to the front. There is plenty of space for wardrobes and other bedroom furniture.

Bedroom two is a double bedroom with a window overlooking the rear.

Bedroom three is a large single with a window overlooking the rear.

The shower room comprises; large shower, hand basin and low level w.c.



## Your Notes:

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## Measurements:

Kitchen –	12'8" x 14'11" (3.85m x 4.55m)
Lounge Diner –	16'1" x 13'9" (4.91m x 4.20m)
Family Room –	16'1" x 10'5" (4.91m x 3.17m)
Bath room –	6'1" x 6'9" (1.86m x 2.05m)
Bed room Four –	9'0" x 11'7" (2.75m x 3.53m)
Bed room Three –	6'9" x 11'7" (2.05m x 3.53m)
Bed room Two –	9'4" x 10'1" (2.86m x 3.07m)
Shower Room –	4'10" x 6'8" (1.47m x 2.02m)
Principle Bedroom –	12'9" x 13'7" (3.90m x 4.15m)
En-suite –	7'1" x 5'0" (2.15m x 1.53m)



# Step Outside

The front garden offers an array of shrubs and plants and has a pathway leading to the front door. There is a side storage area with potential to make a concealed bin store.

The rear garden is enclosed and is mainly laid to lawn with a pathway running the length of the garden. It can be accessed from the house or the gate at the bottom of the garden. The gate leads out to the two allocated parking spaces and there is also on street parking at the front.

## Useful Information:

Mains electricity, gas and water all connected

Teignbridge District Council band D £2,026.44

Broadband download speeds of up to 630 Mbps (according to Virgin media)

Green area service charge £126 per annum



## Sellers Insight:

The house is in a friendly and welcoming neighbourhood. We have built a really good relationship with our neighbours, who are always very helpful.

We also have a community Facebook page which is really useful, and the neighbours are always helpful with deliveries and shopping.

It's been a great home to raise our family in, with lot's of space and light.

## Location:

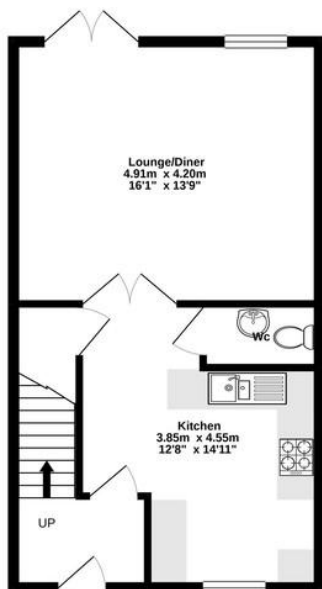
Located on the outskirts of Newton Abbot town centre, with easy access to the A380, Teignmouth and Torquay. Newton Abbot offers a comprehensive range of shops and amenities including supermarkets, cinema, health centres, library, primary and secondary schools, restaurants and churches. The town also benefits from good sporting facilities, including a well equipped sports centre with swimming pool and tennis courts. There is a mainline railway station and bus station.



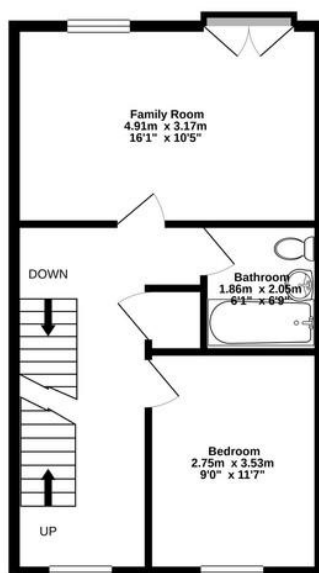
# Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

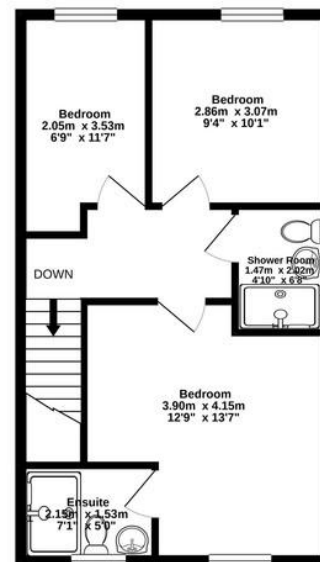
Ground Floor  
42.9 sq.m. (462 sq.ft.) approx.



1st Floor  
42.9 sq.m. (462 sq.ft.) approx.



2nd Floor  
42.9 sq.m. (462 sq.ft.) approx.



**TOTAL FLOOR AREA : 128.7 sq.m. (1385 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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## Directions:

From Newton Abbot Asda turn left into Highweek Street heading towards Newton Abbot college take the first left at the roundabout onto Ashburton Road/A383. After approx. one mile on the Ashburton road you need to turn right at the roundabout into Buttercup Way. You will find the property a little further along the road, on the left hand side.



## Disclaimer:

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.

