



A well presented mid terraced, three bedroom property located in a sought after setting within Newton Abbot, with a south-west facing garden.

28 Higher Budleigh Meadow | Newton Abbot | TQ12 1UL





PROPERTY TYPE

Mid terraced property



SIZE

762 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating



PARKING

On road parking



OUTSIDE SPACE

Front and rear gardens



EPC RATING

74 (C)



COUNCIL TAX BAND

B



in a nutshell...

- No onward chain
- Modern kitchen/diner
- Patio doors to garden
- Spacious living room
- Loft storage
- Walking distance to town
- Family bathroom
- South west facing garden





the details...

A mid-terraced family home with three bedrooms and an enclosed rear garden, in a quiet location, walking distance from the local schools, shops and amenities in the popular market town of Newton Abbot.

The property is well presented with light and neutral décor, feels warm and welcoming with gas central heating and double glazing throughout and is ready to move into with no onward chain.

Steps lead up to the entrance porch, beside the front garden with a lawn bordered by neatly trimmed shrubs and plants. A useful outside shed is built into the porch, and inside, the porch has a meter cupboard and space ideal for hanging the winter coats.

The living room is spacious, carpeted and has plenty of light from a large window to the front. An open staircase leads to the first floor and a decorative fireplace makes a nice focal point for the room.

The kitchen/dining room has a durable tile-effect vinyl floor, with a fitted kitchen that has plenty of granite-effect worktop space on three sides, and a range of light wood-effect units with matching wall-cabinets, providing ample cupboard space. There is a built-in fan-oven, with a ceramic hob and a stainless-steel extractor hood above, a one and a half-bowl stainless-steel sink and draining board beneath the window with space beneath for a washing machine. A wall-mounted condensing system boiler provides the central heating and hot water and there is floor space for an upright fridge/freezer. The dining area has plenty of light from a patio door to the south-west facing garden, and plenty of room for a table and seating for four, ideal for any occasion.

Upstairs, there are three bedrooms, two doubles and a single, all light and airy, and the front bedroom having two windows and views over the town rooftops to the countryside beyond. The family bathroom has a mosaic-effect vinyl floor and part-tiled walls containing a bath with a shower and glass screen above, a pedestal basin and a WC. The landing has an airing cupboard housing the hot water cylinder, with slatted shelving for linen, and a hatch in the ceiling provides access to the loft where there is plenty of additional storage space.

Outside, the rear garden is a manageable size with a paved patio, ideal for a family barbecue or picnic tea, and steps leading up to a gently sloping lawn with a shed for storage. Fully enclosed, it is great for children and pets, and a gate at the rear gives alternative access.

There is a communal parking area at the front of the property on a first come first served basis, with additional parking available on-road nearby if required.

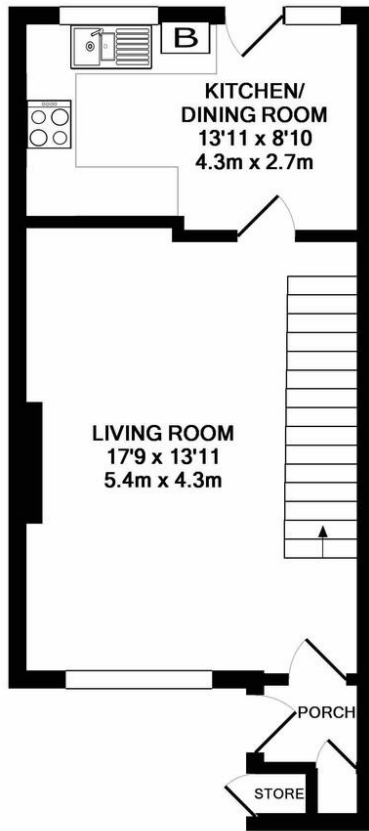


what the owner loves most...

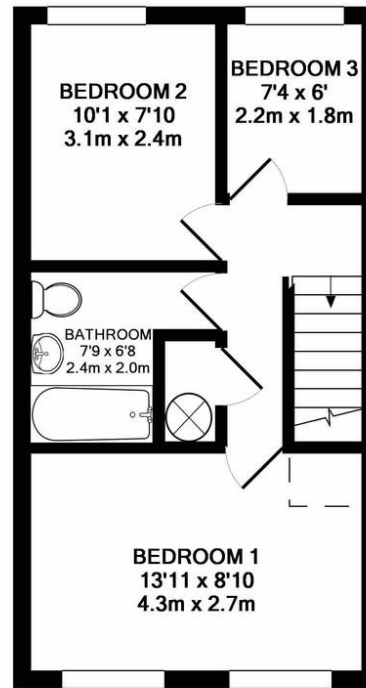
“The property makes a great family home and we love the sunny rear garden”.



the floorplan...



GROUND FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.7 SQ.M.)
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bear in mind...

This property is on the market with no onward chain and is ready to move in to.

the location...

The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

Shopping

Late night pint of milk: One Stop convenience store 0.5 mile

Town centre: Newton Abbot 1.8 miles

Supermarket: Asda 1 mile

Relaxing

Beach: Teignmouth 7.4 miles

Park: On Ashburton Road 0.4 mile

Tennis courts, dog walk, cycle route: Baker's Park 0.6 mile

Travel

Train station: Newton Abbot 2.2 miles

Main travel link: A38 5.9 miles

Airport: Exeter 2 miles

Schools

Bradley Barton Primary School: 0.2 mile

Newton Abbot College: 0.9 mile

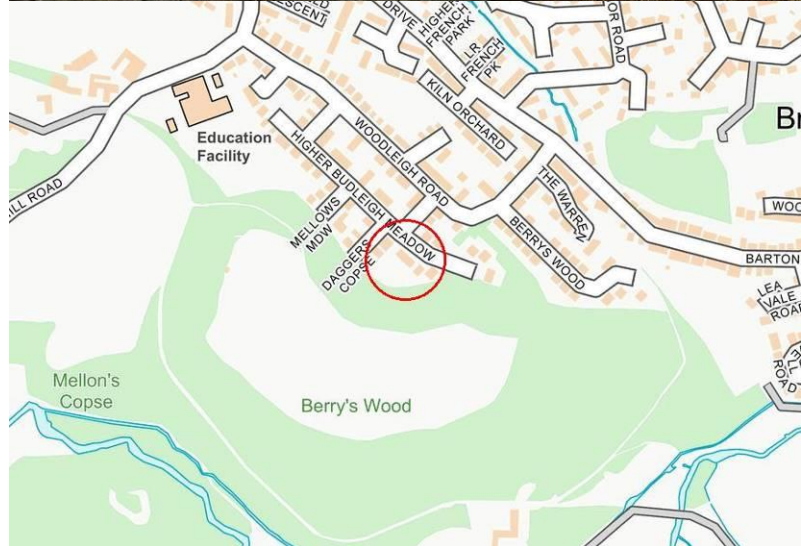
Coombeshead Academy: 0.6 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 1UL**

how to get there...

From our Newton Abbot office, turn right onto Albany Street, continue to the traffic lights. At the traffic lights, turn left onto the B3195 which in turn leads onto Halcyon road. Proceed to the traffic lights by Asda and turn right onto Highweek Street which leads onto Exeter Road. At the roundabout, take the first exit onto Ashburton Road. Continue along this road and turn left onto Manor Road. Take a left onto Barton Drive and right onto Woodleigh Road. Take the third left and continue onto Higher Budleigh Meadow where you will find the property.





Need a more complete picture? Get in touch with your local branch...

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