



A beautiful three bedroom, semi-detached family home located in Newton Abbot, close to commuting links with a conservatory, off road parking and an enclosed garden.

36 Woodlands Road | Newton Abbot | TQ12 4ER





PROPERTY TYPE

Semi-detached house



SIZE

1,175 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating



PARKING

Off road parking



OUTSIDE SPACE

Rear garden



EPC RATING

69 (C)



COUNCIL TAX BAND

B



in a nutshell...

- Well presented throughout
- Beautiful modern kitchen/diner
- Spacious living room
- Wood burner
- Conservatory
- Solid oak flooring
- Outbuildings
- Enclosed rear garden
- Easy access to commuting links





the details...

A fabulous semi-detached family home with three bedrooms, outbuildings, an enclosed rear garden and off-road parking, in the popular town of Newton Abbot, with easy access to the A380 to Torbay, Exeter and the M5.

A wide block-paved driveway provides parking for at least two cars at the front of the property and leads to the entrance. Inside, it is well-presented with light and neutral décor, complimented by stylish papered feature walls and it feels warm and welcoming with gas central heating and double glazing throughout.

The entrance hallway has beautiful solid-oak flooring which continues throughout the ground floor and a staircase rises to the first floor with a handy under-stairs cupboard.

A spacious kitchen/dining room is modern with a fitted kitchen that has plenty of granite-effect worktop space, including a breakfast bar ideal for casual dining, tiled splashbacks and a range of oak-fronted units with matching wall cabinets, providing ample cupboard space. There is a composite one and a half-bowl sink, a built-in fan-oven with a ceramic hob above, floor space for an upright fridge/freezer and space with plumbing beneath the worktop for white goods. A wall-mounted condensing combi-boiler provides the central heating and hot water on demand, and the dining area has a stylish papered feature wall and plenty of space for a table and seating for six or eight, ideal for any occasion. Sliding patio doors lead into a conservatory which has a tiled floor and doors to the garden and makes a wonderful space in which to enjoy the peace and quiet with a cup of tea and a glossy magazine.

The living room is a generous size and filled with light from a wide window to the front. It has a stylish papered feature wall and a fireplace with a granite hearth which is fitted with an inset wood burning stove, making a nice feature and focal point for the room, wonderful with a roaring fire on a dark winter night.

Upstairs, there are three light and airy bedrooms, all carpeted, one with a built-in wardrobe and a family bathroom is fully tiled and contains a modern white suite comprising a bath with a shower above, a basin, a WC and a chrome heated towel rail. The landing has an airing cupboard with slatted shelving for linen, and a hatch in the ceiling provides access to the loft space, which is mostly boarded, providing extensive additional storage.

Outside, a side door from the kitchen leads to a covered passageway with doors to the front and rear providing alternative access to the garden. The rear garden is a generous size and is fully enclosed making it safe for both children and pets. A large area of lawn makes a great outside space for entertaining, be it a barbecue, alfresco dining or sharing a bottle of wine with friends and family, and there is an outside tap for convenience.

The outbuildings comprise a utility room and with lights, power and plumbing for a washing machine and other appliances, a log store, an outside WC, and a shed providing useful storage.



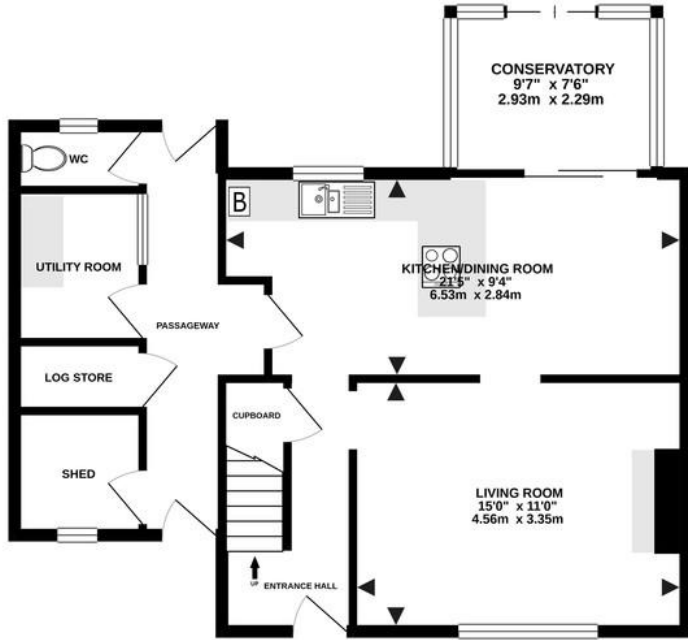
what the owner loves most...

“The location of the property. It is close to amenities and only a short drive to superb commuting links to Exeter, Plymouth & the M5 Motorway”.

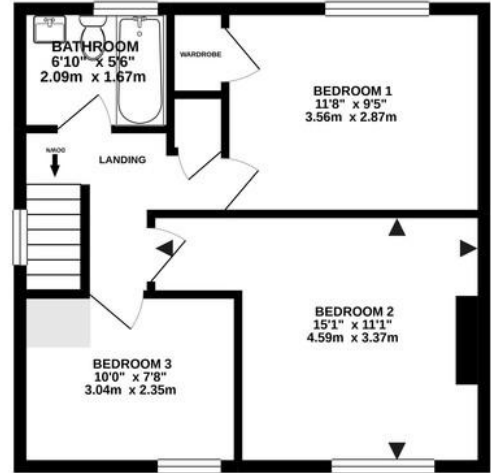


the floorplan...

GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.2 sq.m.) approx.

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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: Co-op 0.5 mile

Town centre: Newton Abbot 1.8 miles

Supermarket: Sainsbury's 1.1 miles

Relaxing

Beach: Teignmouth 6.7 miles

Park: Sandringham Park 0.6 mile

Leisure Centre: Newton Abbot 2.3 miles

Travel

Bus stop: Moorland View 0.2 mile

Train station: Newton Abbot 1.4 miles

Main travel link: A380 1 mile

Airport: Exeter 20.7 miles

Schools

Haytor View Primary School: 0.5 mile

Coombeshead Academy: 2.8 miles

Newton Abbot College: 2.2 miles

Stover School: 4.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 4ER

how to get there...

From Newton Abbot town, head towards Penn Inn roundabout. At the roundabout, take the 2nd exit onto Shaldon Road following signs for Milber/Combeinteignhead. Continue on Shaldon Road, turn left onto Haytor Drive, Take the second left onto Moorland View and follow road down. Turn right onto Tor View Avenue, then left onto Woodlands Road where you will find the property towards the end of the road on the right.





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

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