



Newton Abbot

- Virtual Tour/Online Viewings Available
- Well-Presented Mid-Terraced House
- 2 Bedrooms
- Modern Kitchen & Shower Room
- Lounge & Conservatory
- Open Views from the Rear
- Enclosed Rear Garden
- Allocated Parking Space

Guide Price:

£190,000

Freehold

EPC RATING: C75

3 Moorlands Close, Newton Abbot, TQ12 4ET - Draft

A modern mid-terraced house situated on the edge of a popular development within Newton Abbot enjoying wide sweeping views over the town, racecourse and towards The Moor in the distance. Double glazing and gas central heating are installed and outside there is a small enclosed easy to maintain garden and allocated parking space. The property will appeal to a wide range of buyers and viewings come highly recommended.

Moorlands Close is situated on the outskirts of Newton Abbot within Buckland which is convenient for a range of local amenities including a primary school, doctors surgery, convenience store, fish and chip shop and various other stores and a bus service to Newton Abbot town centre approximately one mile away. For the commuter, the A380 linking Torbay and Exeter is approximately 1/2 mile away and the mainline railway station within walking distance.

Accommodation: A uPVC entrance door leads to the hallway with multi obscure glazed door to the lounge with stairs to first floor, wall mounted electric living flame fire and double glazed sliding patio doors to the uPVC double glazed conservatory which enjoys wide sweeping views over Newton Abbot, the racecourse and Dartmoor in the distance with door to outside. The kitchen has a window to front and is fitted with a modern range of wall and base units with solid wood worktops and matching splashbacks with inset sink unit and integrated appliances including oven, hob, fridge/freezer and washer/dryer.

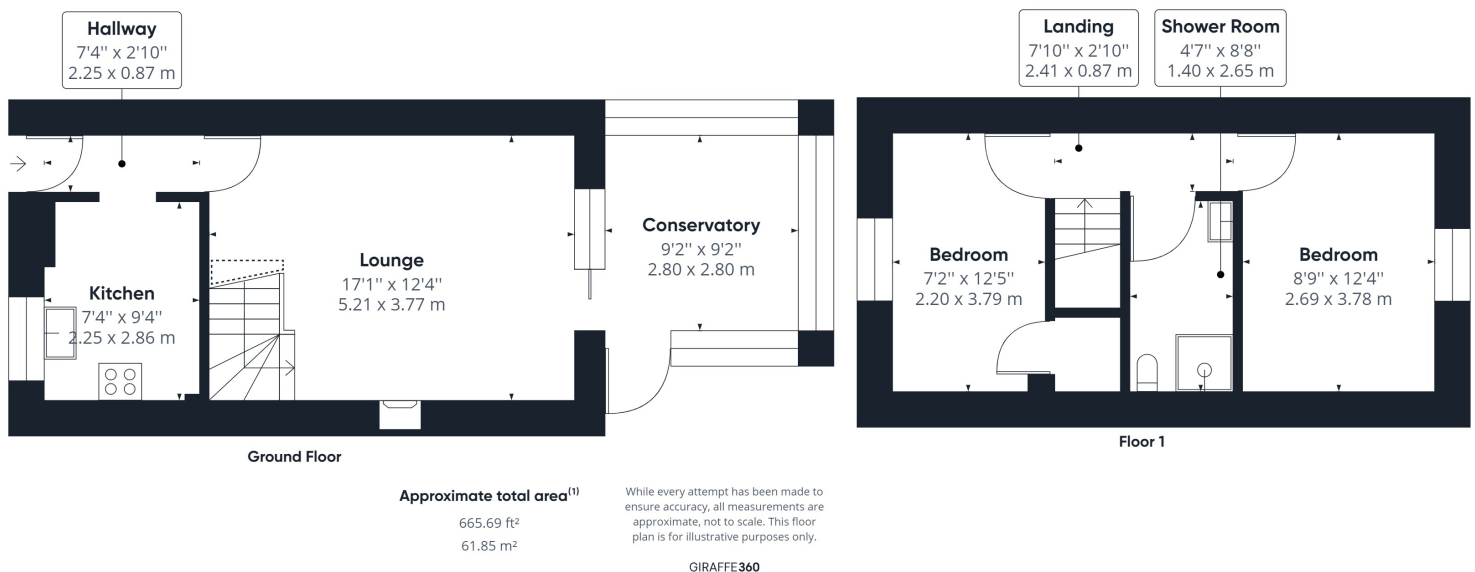
Upstairs the landing has access to the loft and there are two bedrooms the master to the rear enjoying the panoramic views and bedroom two with cupboard housing wall mounted boiler. There is a superb modern shower room with raised glazed shower screen, low level WC with concealed cistern and vanity wash basin with heated towel rail and tiled walls and floor.

Gardens: Outside to the front there is a small lawned area, path to front door and storage cupboard. The rear is enclosed and laid to AstroTurf with timber decked seating area.

Parking: Allocated parking space.

Agents Notes: Council Tax: Currently Band B

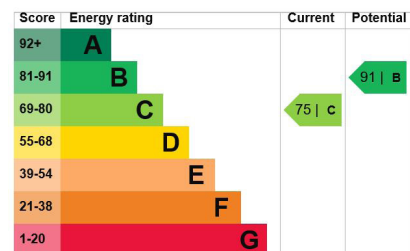
Floor Plans - For Illustrative Purposes Only



Directions

From Newton Abbot Penn Inn Roundabout take the Combeinteignhead exit and follow Shaldon Road up the hill. At the crest of the hill turn left into Haytor Drive and take the second turning on the left into Moorland View. Follow the road to the end and Moorlands Close forks off to the left.

Energy Performance Certificate



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.