



Newton Abbot

- Virtual Tour/ Online Viewings Also Available
- Modern Detached House
- 3 Bedrooms (1 En-Suite)
- Dual-Aspect Lounge
- Beautiful Kitchen/Diner
- Family Bathroom
- Level Enclosed Garden
- Driveway Parking

Guide Price:

£310,000

Freehold

EPC: B83

62 Dandelion Place, Newton Abbot, TQ12 1GS

A superb detached three-bedroom home built by Taylor Wimpy in 2016 and well-presented throughout. Situated in a sought-after development on the outskirts of Newton Abbot, this lovely home has been fitted to a high standard and the is spacious and well-proportioned. Internal viewings come highly recommended to appreciate the location and accommodation this family home offers.

Situated on the fringes of Newton Abbot, Dandelion Place is located in Hele Park, a popular development with easy access to the A38 Devon Expressway and local primary and secondary schools. Newton Abbot is a thriving market town with a vibrant high street, a wide range of shopping, business and leisure facilities and a mainline railway station.

The Accommodation

An open canopy porch and part obscure double glazed entrance door to hallway with porcelain tiled flooring, storage cupboard and stairs to first floor with a cloakroom/WC with low level WC, pedestal wash basin, part tiled walls and porcelain tiled flooring. The lounge is dual-aspect with laminate flooring, double glazed window to front and French doors to the garden. The kitchen/dining room is also dual-aspect with double glazed windows to front and side and extensively fitted with a modern range of shaker-style wall and base units with rolled edge work surfaces and matching splashbacks, inset sink unit and integrated appliances including double oven, hob, fridge/freezer, dishwasher and washing machine.

Upstairs on the landing there is access to the loft. Bedroom one is dual-aspect with double glazed windows to front and side, and also benefits from an en-suite comprising: low level WC, wash basin, shower cubicle and heated towel rail. Bedroom two is also dual-aspect and bedroom three has a window to the side. The bathroom has a modern white suite comprising panelled bath with mixer tap and shower attachment, screen and tiling to surround, low level WC, pedestal wash basin, heated towel rail and obscure double-glazed window. Gas central heating and double glazing are installed.

Outside

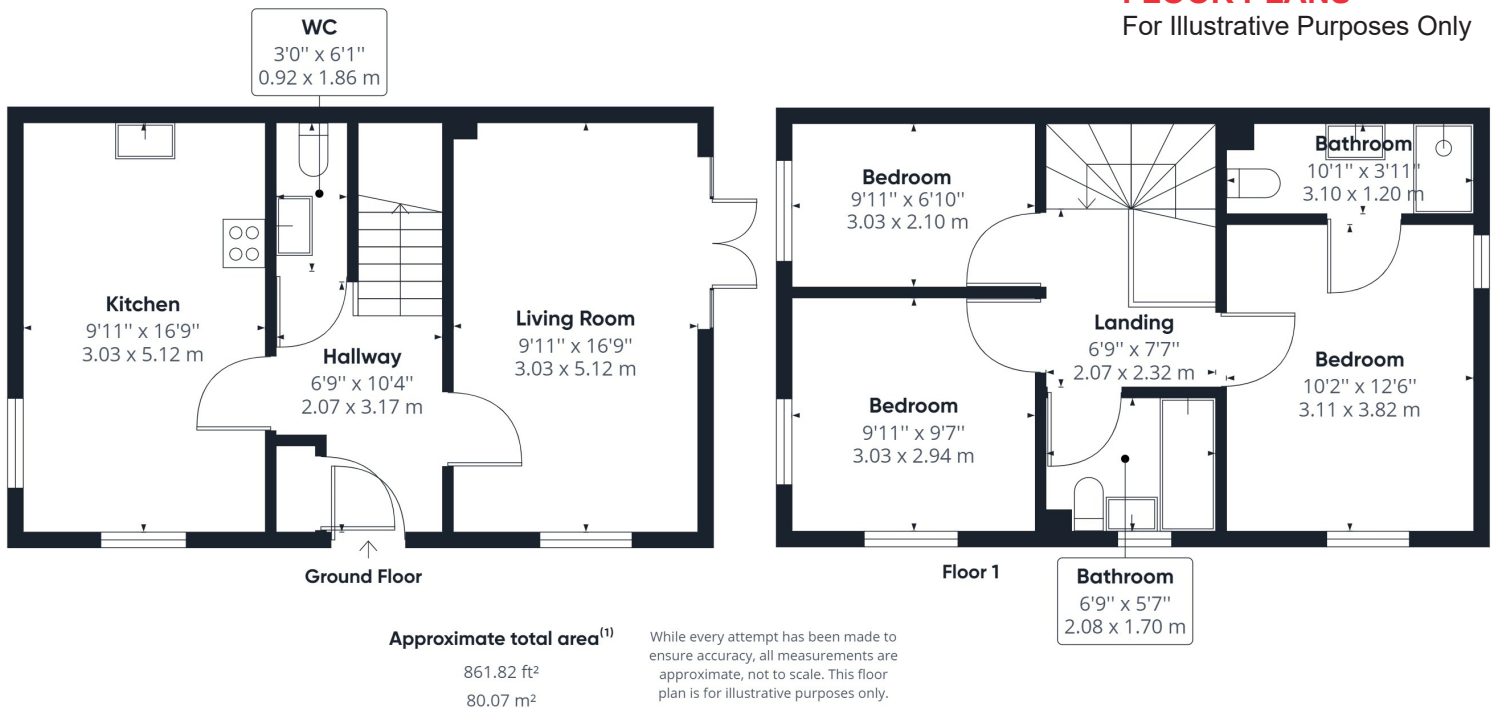
Outside there is a path to front door with a selection of shrubs to either side. The garden is enclosed and level with small lawn, paved patio, timber decked terrace, flower and shrub borders, timber shed and gate to driveway parking.

Parking

Driveway parking for two cars.

FLOOR PLANS

For Illustrative Purposes Only



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





Agents Notes

Tenure

Freehold

Services

Mains water. Mains drainage. Mains gas. Mains electricity. On modern developments there will often be a service charge for communal areas.

Local Authority

Teignbridge District Council

Council Tax

Currently Band D

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From Newton Abbot Exeter Road roundabout take the A383 Ashburton Road, passing Coombeshead Academy on the right. Continue along A383 passing Mile End Garage on the right hand side. At the new roundabout take the third exit (right) into Buttercup Way. Take the first left into Cowslip Crescent, and then the first left into Dandelion Place, then at the end of the road turn right.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		