

Manor Road, Newton Abbot - TQ12

£280,000 Freehold

Semi Detached House • Spacious Lounge • Open Plan Kitchen/Diner • Utility Room • Four Double Bedrooms • Ensuite • Loft Room • Gas Central Heating • Garage • Aviary


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Newton Abbot TQ12 2JL



A composite front door opens into a good-sized porch, good for storing coats and shoes.

The porch leads into a large hallway with stairs to the first floor. A cloakroom bathroom is present here and consists of a low-level WC and wash hand basin.

The living room is a nicely presented room with red walls and grey carpets, with dual aspect windows facing the front and side of the property.

The recently installed Kitchen has modern grey units with dark oak worktops. The built-in appliances include a double oven, extractor fan, microwave and ceramic four ring hob with stainless steel splashback. There is plumbing under the sink for a dishwasher and space for an American style fridge freezer.

From the kitchen is a generous sized Utility Room. Here you will find plumbing for a washing machine and space for a tumble dryer as well as worktop space and cupboards.

The dining area has a front aspect window and a handy storage cupboard. The Plum coloured walls offer a relaxing feel and there is plenty of room for a large family dining table. Double French doors open to the rear garden.

The upstairs of this house is vast with generous bedrooms with a useful Loft room.

The principal bedroom is a large size room with built in wardrobes and masses of storage space. There is an En-suite to one side that consists of low-level WC, wash hand basin and shower cubicle.

Bedroom two has a door which leads to a staircase to the second floor. This loft room would make a fantastic gaming room or fifth bedroom and still offers ample loft space for storage.

Both bedrooms three and four are double for size and are located to the rear of the property and overlook the rear garden.

The main bathroom comprises; a bathtub with shower over, low-level WC, vanity hand basin and a heated towel rail.

Please Note - This house has been recently renovated and extended. It is an unfinished project with purely cosmetic works still left to carry out. It gives the right buyer the chance to put their mark on it.

Measurements

Living Room – 13'10 x 12'9 (4.23m x 3.88m)

Kitchen/Diner/Family Room – 23'3 x 24'3 (7.08m x 7.40m)

Utility Room – 8'0 x 6'4 (2.45m x 1.94m)

Bedroom 1 – 14'6 x 12'9 (4.42m x 3.88m)

En-suite – 8'1 x 4'9 (2.48m x 1.45m)

Bedroom 2 – 12'9 x 9'9 (3.89m x 2.98m)

Bedroom 3 – 6'6 x 11'9 (1.97m x 3.59m)

Bedroom 4 – 9'10 x 8'6 (3.00m x 2.60m)

Loft Room/Bedroom 5 – 14'1 x 19'0 (4.28m x 5.78m)



Useful Info

Broadband Speed Ultrafast

1000Mbps

EPC rating C

Teignbridge Council Tax Band

A (£1556 Per Year)

Gas, Water and Electric

Supplied

The property is freehold.



Garden

The front garden is fully enclosed with a smaller gate for access. There is a decked area underneath the front window followed by a lawn. A raised planter separates the lawn from the path, that leads to the front door.



Rear Garden

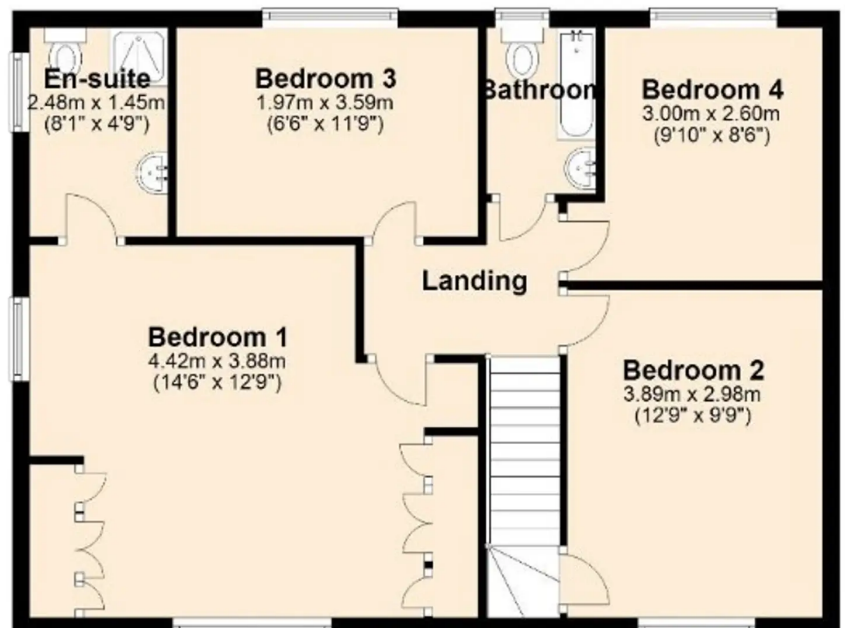
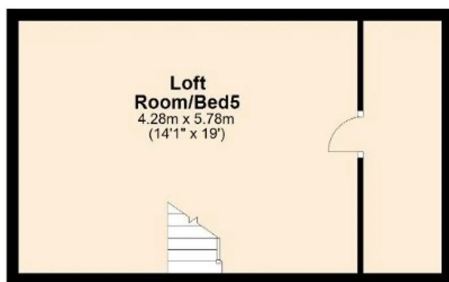
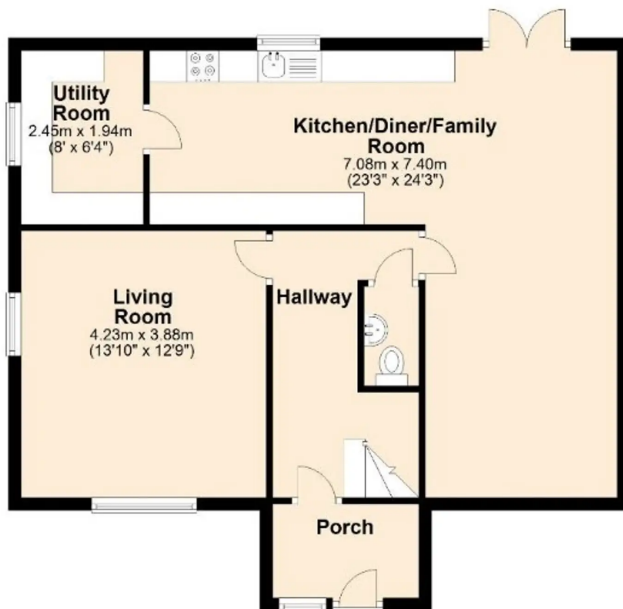
The French doors in the kitchen open to a beautiful Aviary which has a brick-built outhouse built in behind it and runs the length of the Aviary. At the side of the property there is a large patio, perfect for entertaining.



Garage

Single Garage

The garage is larger than your average single garage. There is plenty of room for a large vehicle as well as an extra fridge freezer or other appliance. The door is fully mechanical and operates by remote control.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		77	85