



Jetty Marsh, Newton Abbot

- Video Walk-through Available
- Spacious Mid-Terraced House
- 3 Bedrooms (1 en-suite)
- Good Sized Lounge
- Cinema Room/Study
- Kitchen/Diner & Separate Utility
- Family Bathroom
- Driveway & Integral Garage
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing

3x 2x

ENERGY
RATING
D65

**Guide Price:
OIEO £350,000
FREEHOLD**

38 Hamilton Drive, Newton Abbot, TQ12 2TL



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A deceptively spacious mid-terraced family home situated on the sought-after Jetty Marsh development a short distance from the town centre. The versatile accommodation is arranged over three floors and comprises three bedrooms, master en-suite, family bathroom, a generous sized lounge with French doors to the garden, kitchen/dining room with Juliet balcony, utility room and a cinema room which would also make an ideal study. Internal viewings come highly recommended to appreciate the generous accommodation and convenient location this family home offers.

Hamilton Drive is within the sought-after Jetty Marsh Development, located within half a mile of the town centre and walking distance from local schools. Newton Abbot is a thriving market town and offers an extensive range of shopping, business and leisure facilities. It also benefits from a mainline railway station, bus station with timetables routes throughout Teignbridge and Torbay and there is good access onto the A38 and A380.

The Accommodation: An open canopy entrance porch with part obscure double-glazed door leads to the entrance hallway with stairs to first floor and lower ground floor, Karndean flooring, courtesy door to garage, and a cloakroom/WC with low-level WC, pedestal wash basin and uPVC obscure double-glazed window. The kitchen/dining room has two uPVC double glazed windows and uPVC double-glazed French doors with Juliet balcony to rear, a range of wall and base units with rolled-edge work surfaces, tiled splashbacks, inset single drainer sink unit, cupboard housing wall mounted gas boiler, integrated double oven and hob with spaces for fridge freezer and dishwasher.

On the lower ground floor landing there is Karndean flooring and the lounge is a very spacious room with feature fireplace and inset gas living flame coal effect fire, storage cupboard, laminate flooring and uPVC double glazed French doors with side panels leading to the garden. Also on the ground floor, the utility room has base units with rolled edge worksurface, tiled splashback, inset single drainer sink unit and plumbing for washing machine and space for tumble dryer. The cinema room is versatile and would also make an ideal study.

On the first floor landing there is access to loft and a storage cupboard. The master bedroom has uPVC double-glazed windows to rear and an en-suite shower room with shower cubicle, low-level WC, pedestal wash basin, tiled flooring and part tiled walls. Bedrooms two and three have uPVC double-glazed windows to front and bedroom three has a built-in

wardrobe and laminate flooring. Gas central heating and uPVC double-glazing are installed throughout.

Outside: The rear garden is enclosed and level and has a large timber decked patio area, small level lawn and summerhouse with gate to rear service lane.

Parking: Outside to the front there is driveway parking for two cars and an integral garage with metal up and over door and courtesy door to the hallway

Directions:

From Newton Abbot train station, follow Queen Street towards the town centre until you reach The Avenue. Turn right and follow The Avenue until you reach Balls Corner Roundabout. Take the second exit (straight across) towards Newton Abbot Hospital, then at the roundabout take the first exit onto Jetty Marsh Road. Take the first turning on the left into Hamilton Drive.





Approximate total area

1576.31 ft²

146.44 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band D

Mains water. Mains drainage. Mains electricity. Mains gas.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		65 d
39-54	E		
21-38	F		
1-20	G		

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 ± 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.