



81 Barton Drive, NEWTON ABBOT - TQ12 1YU

£290,000 Freehold

Kitchen/diner • Conservatory • Front and rear gardens • Driveway • Three bedrooms • Quiet location • Double glazing • Gas central heating • Close to town centre


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 1 Bank Street
Newton Abbot TQ12 2JL



The front door opens into a spacious hallway, with the stairs to the first floor and doorway into the living room.

The living room is a generous size with views to the front of the property, grey carpeted flooring and large storage cupboard. There is a feature fireplace on a backdrop of floral wallpaper and a door into the kitchen/diner.

The kitchen consists of a range of beech coloured wall and base units with grey worktops. There is space for a larder fridge and freestanding cooker and space and plumbing for a washing machine. The walls are partially tiled with white and green tiles and the flooring is wood effect grey laminate. A breakfast bar has room for at least two stools and there is space for a large dining table.

The conservatory is a good size with wood effect grey laminate flooring and fully glazed walls.

Upstairs, is another spacious hallway, with a side facing obscure window at the top of the stairs and a large airing cupboard.

There are two double bedrooms, the principal bedroom faces the front of the property, and a generous single.

The family bathroom consists of low-level WC, wash hand basin and walk in shower. The walls are fully tiled with white tiles and the flooring is wood effect laminate. An obscure window faces the rear of the property.

Measurements

Living room – 13'4 x 12'8 (4.07m x 3.85m)

Kitchen/diner – 15'10 x 10'0 (4.83m x 3.05m)

Bedroom 1 – 11'10 x 9'7 (3.60m x 2.92m)

Bedroom 2 – 9'3 x 9'1 (2.81m x 2.77m)

Bedroom 3 – 8'9 x 7'5 (2.66m x 2.26m)

Bathroom – 6'4 x 6'1 (1.94m x 1.85m)

Garage – 17'2 x 8'1 (5.23m x 2.46m)

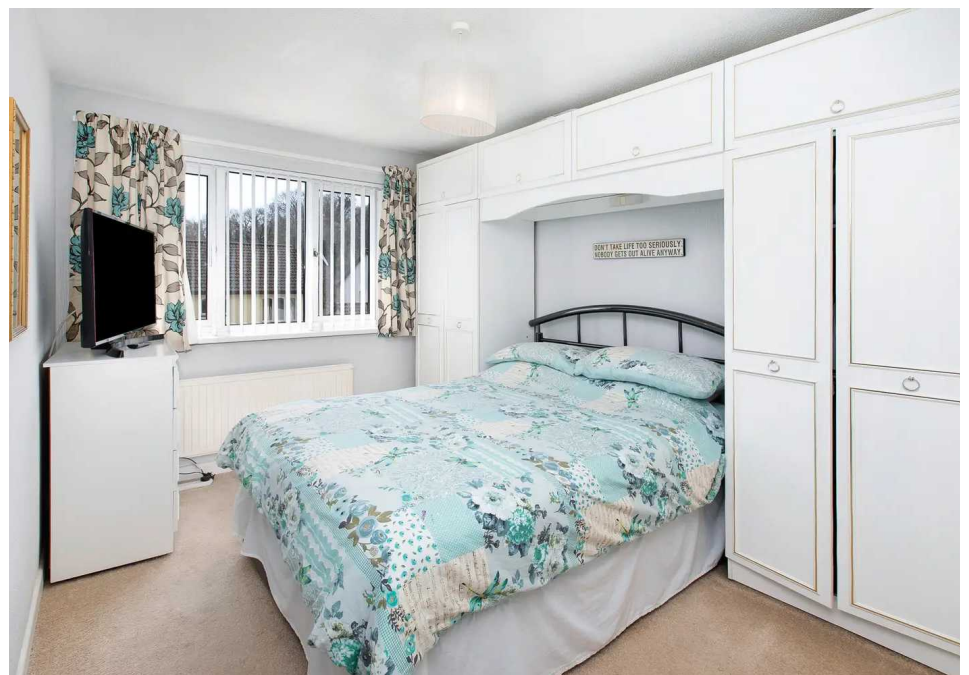
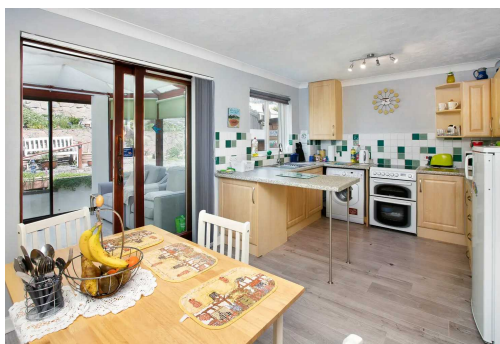


Useful Information

Broadband speed – Ultrafast
1000Mbps (According to
OFCOM)

Teignbridge Council Tax Band –
D (£2333 per year)

The property is freehold
Gas, water and electric
supplied



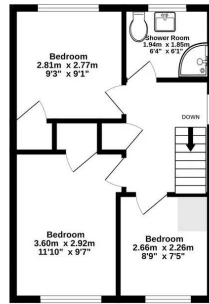
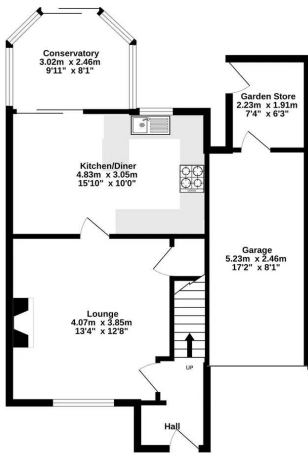
Garden

The rear garden is tiered and has a beautiful arrangement of plants, flowers and trees. There are central steps up to the first tier and then a path leads to some steps to the side, which take you up to the rest of the garden. Outside the conservatory door, there is a slabbed patio area, followed by a gravel. To the right are two storage sheds, one of which is attached to the back of the garage. To the front of the property is a good sized gravelled garden with a wide range of plants and shrubs and steps that lead to the front door.



Ground Floor
59.7 sq.m. (643 sq.ft.) approx.

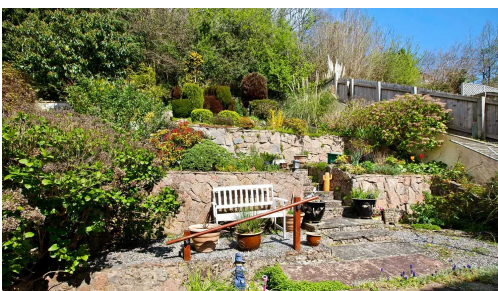
1st Floor
34.4 sq.m. (370 sq.ft.) approx.



TOTAL FLOOR AREA: 94.1 sq.m. (1013 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, fixtures and fittings shown are not intended and the guarantee as to their quantity or efficiency can be given. Map with reference 0202.



Garage
Single Garage
On Drive
1 Parking Space



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		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	