



A fabulous, detached property with four double bedrooms, a private enclosed garden and parking, in the popular market town of Newton Abbot, with easy access to the A380 to Torbay, Exeter and the M5

52 Swanborough Road | Newton Abbot | TQ12 4JN



thoroughly good property agents



PROPERTY TYPE

Detached Bungalow
Freehold



SIZE

1,614 sq ft



LOCATION

Town



AGE

1960s to 1970s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Large Garden



EPC RATING

66 (D)



COUNCIL TAX BAND

D



in a nutshell...

- Four Bed Detached Family Home
- Spacious Living Room with Open Fireplace
- Separate Dining Room & Utility Room
- Bathroom & Shower Room
- West Facing Private Rear Garden with Pond
- Easy Access to the A380 & M5
- Off Road Parking





the details...

An opportunity to purchase a fabulous, detached property with four double bedrooms, a private enclosed garden and parking, in the popular market town of Newton Abbot, with easy access to the A380 to Torbay, Exeter and the M5.

Inside, it is beautifully presented with bright and stylish décor throughout and feels warm and welcoming with gas central heating and double-glazing.

The accommodation comprises of, on the ground floor, an entrance hallway with a staircase to the first floor, a spacious, L-shaped living room filled with light from dual-aspect windows and French doors to the garden, and with a wonderful open fire, a modern kitchen with plenty of worktop and cupboard space, tiled splashbacks, an eye-level double-oven, five-burner gas hob and filter hood above, floor space for an upright fridge/freezer, and space with plumbing for a dishwasher, and a separate utility room has plumbing and space for a washing machine and other white goods, a convenient ground floor cloakroom with a WC and basin, a dining room, perfect for a dinner party or family celebration, a fabulous double bedroom with a fitted wardrobe and a modern shower room.

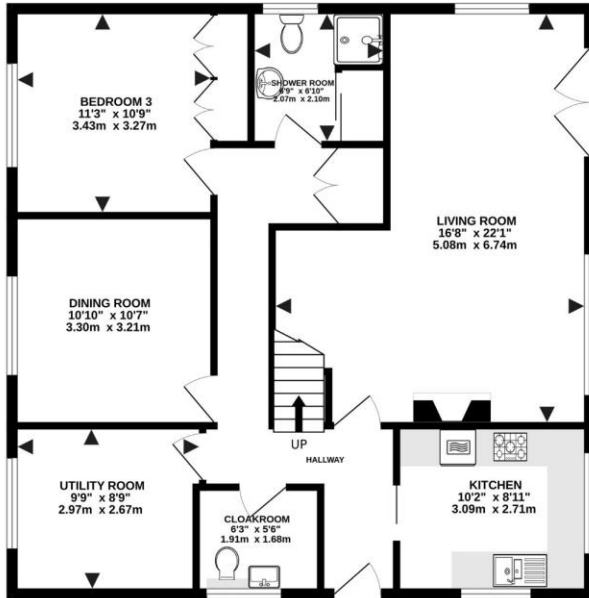
Upstairs, a spacious landing has a store cupboard and plenty of natural light from a skylight and doors into three light and airy double bedrooms with views towards Dartmoor, the master with dual-aspect windows and a family bathroom is stylish and modern containing a bath with a shower over a basin and WC.

Outside, the rear garden is a generous size, is tree-lined providing excellent privacy, and faces West, enjoying summer sunshine into the evening. There is a large, gently sloping lawn, a green-house, and timber-edged planters for growing your own vegetables, a fishpond, and a couple of ornamental trees, a shed, and a handy basement storage space that has a light for convenience and houses the comb-boiler that provides the central heating and hot water on demand. There is another area of garden at the front of the property beside a driveway that has double gates to an area of hardstanding providing off-road parking for one car with more on-road if required.

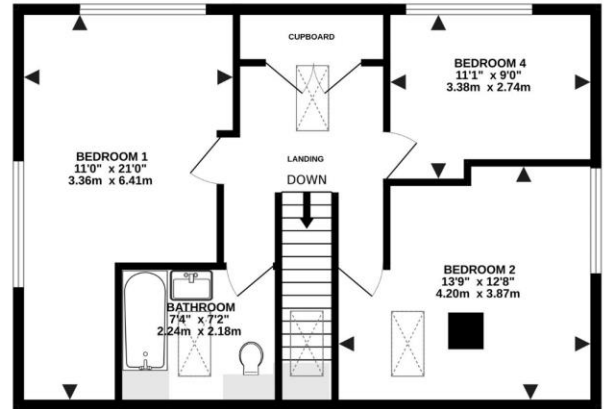


the floorplan...

GROUND FLOOR
962 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (149.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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the location...

The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

Shopping

Late night pint of milk: McColls 0.3 mile
Town centre: Newton Abbot 1.4 miles
Supermarket: Sainsburys 0.8 mile

Relaxing

Beach: Teignmouth 6 miles
Decoy Country Park: 1.3 miles
Dog walk: Milber Woods 0.4 mile
Tennis courts: Forde Park 1.2 miles
Dartmoor: 16.4 miles

Travel

Bus stop: Twickenham Road 0.3 mile
Train station: Newton Abbot 1.2 miles
Main travel link: Penn Inn Roundabout A380 0.6 mile
Airport: Exeter 20.9 miles

Schools

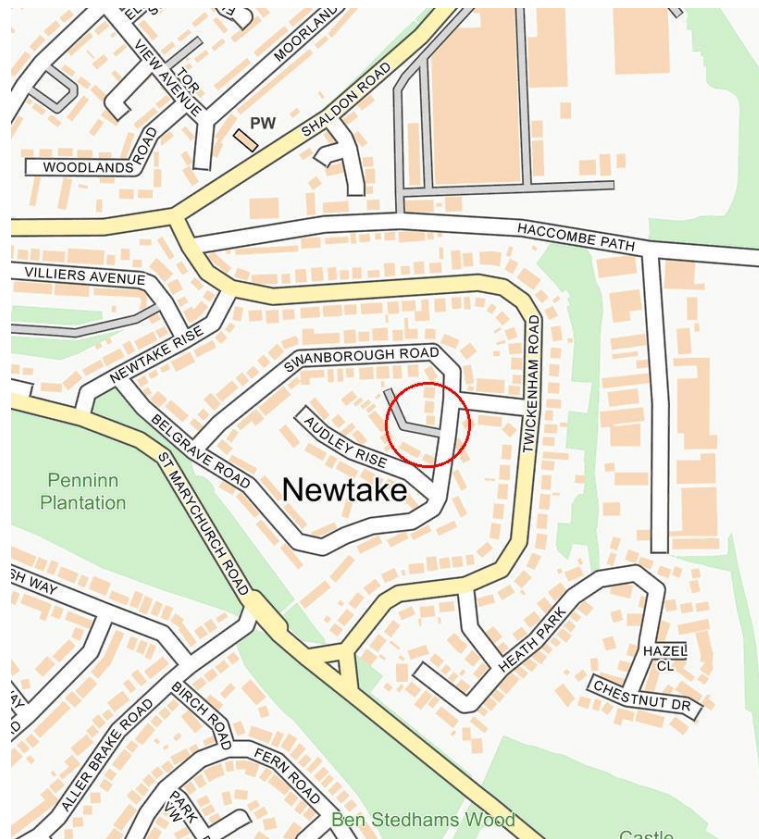
Decoy Community Primary School: 1.5 miles
Newton Abbot College/Coombeshead Academy: 3 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 4JN

how to get there...

From our Newton Abbot Office, continue on Queen Street towards Fairfield Terrace, turn left onto Fairfield Terrace. Follow the road to the junction, turn left onto East Street. In approximately half a mile, turn right onto Station Road. Continue to follow A381. At the Penn Inn roundabout, take the 2nd exit onto Shaldon Road following signs for Milber/Combeinteignhead. Turn right onto St Marychurch Road, turn left onto Newtake Rise, turn right onto Belgrave Road and then turn left onto Swanborough Road, where you will find the property.





Need a more complete picture? Get in touch with your local branch...

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TQ12 2AU

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