



9 Cheevor Place Hewett Close, Newton Abbot - TQ12 4DY

£395,000 Freehold

CHAIN FREE • Beautiful kitchen • Stunning views • Great location • Garage • Parking • Garden • Detached • Four double Bedrooms • Master Ensuite


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 1 Bank Street
Newton Abbot TQ12 2JL



A Composite door opens into an entrance hallway, with another door opening into the inner hallway. Here you can find a useful cupboard, housing the water tank, the stairs to the first floor and the doors to the downstairs accommodation. Quality internal doors, light grey carpets and neutral décor are present throughout the house.

The kitchen comprises of a wide range of cream coloured wall and base units with dark wooden worktops. Integrated appliances include full height fridge/freezer, washer/dryer, dishwasher, double oven, extractor fan and ceramic hob. A stainless-steel sink, with drainer and mixer tap sits under the rear aspect window and the boiler is nicely hidden behind one of the kitchen cupboards.

A breakfast bar separates the kitchen from the living space.

The lounge area has double French doors which open into the North facing garden.

The cloakroom WC consists of low-level WC, radiator and wash hand basin, with inset spotlights and tiled flooring.

The second reception room has a large window overlooking the front of the property and could be used as a second lounge, dining room or snug.

Upstairs, you can find four double bedrooms. The principal bedroom also benefits from an ensuite and has far reaching views over the fields and the Estuary.

The Ensuite comprises of low-level WC, wash hand basin and walk in shower. Neutral tiles cover the walls and floor, and an obscure side aspect window provides natural light.

The family bathroom comprises low-level WC, wash hand basin, full size bath and separate walk-in shower. Neutral tiles cover the walls and floor and inset spotlights and a side facing obscure window enhance the brightness of this large space.

Measurements

Kitchen - 9'5 x 9'6 (2.87m x 2.9m)

Living room/diner - 13'4 x 16'11 (4.06m x 5.16m)

Dining room/Study/Snug - 8'10 x 13'11 (2.7m x 4.24m)

Bedroom one - 13'2 x 13'5 (4.01m x 4.1m)

Bedroom two - 10'5 x 11'9 (3.18m x 3.58m)

Bedroom three - 9'11 x 13'11 (3.02m x 4.24m)

Bedroom four - 9'11 x 13'5 (3.02m x 4.1m)



Useful Information

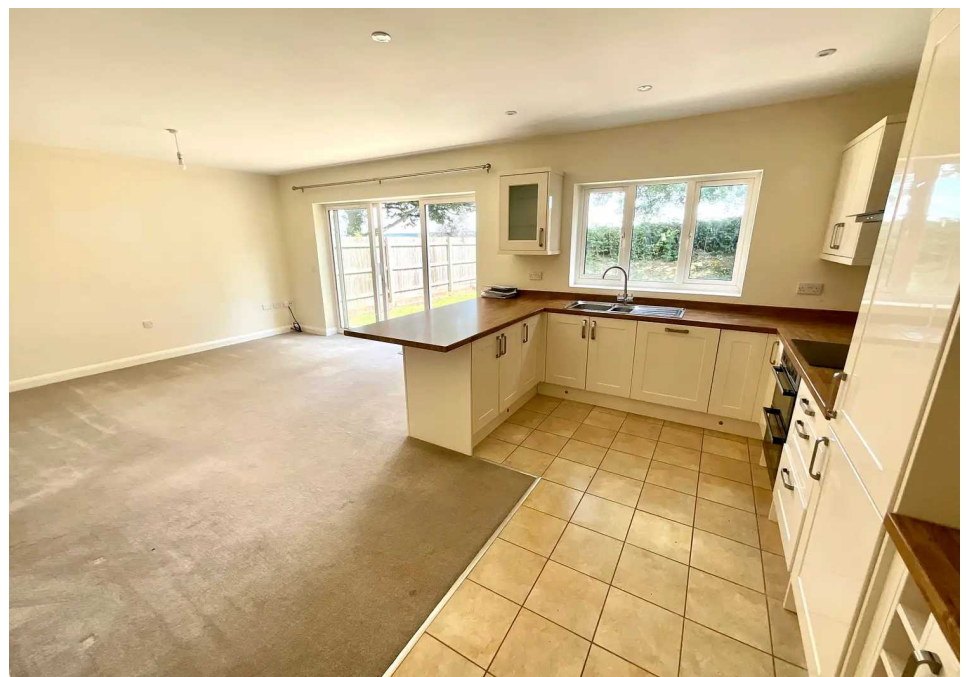
Broadband Speed - Ultrafast
1000Mbps (According to
OFCOM)

EPC rating B

Teignbridge council tax band E
(£2852 per year)

Gas, water and electric
supplied

The property is freehold.



Garden

The sunny rear garden is laid mostly to lawn with a slabbed patio area outside the lounge doors. The garden backs onto fields with far reaching views of the Estuary. There is a useful outside tap and lighting, and a side gate provides access to the front of the property.



Measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement.
This plan is for illustrative purposes only.

Garage

Single Garage

On Drive

3 Parking Spaces

The block paved driveway provides parking for three cars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	83	
(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		91
(81-91)	B	82	
(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	