



A well-presented, fabulous, Bovis built detached family home, with four double bedrooms, master en-suite, a double garage, parking and an enclosed Southwest rear garden, in a sought-after cul-de-sac location, a short walk from the shops, schools, parks and amenities offering no onward chain!

14 Stoneleigh Close | Newton Abbot | TQ12 1QZ



thoroughly good property agents



PROPERTY TYPE

Detached House  
Freehold



SIZE

1,720 sq ft



LOCATION

Town



AGE

Bovis Homes - 1987



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Double Garage & Off Road  
Parking



OUTSIDE SPACE

Garden



EPC RATING

74 (C)



COUNCIL TAX BAND

F



### in a nutshell...

- Detached Bovis Homes House
- Chain Free!
- Four Double Bedrooms & Study
- Large Southwest Garden
- Double Garage & Off Road Parking
- Generous Living Space
- Cloakroom, Bathroom & Master En-suite
- Sought After Cul-de-sac Location
- Short Walk from Shops, Schools, Parks & Amenities





## the details...

New to the market is this fabulous, detached family home, with four double bedrooms, master en-suite, a double garage, parking and an enclosed Southwest rear garden, in a sought-after cul-de-sac location, a short walk from the shops, schools, parks and amenities, in the popular market town of Newton Abbot.

Inside, it is well-presented with light and neutral décor throughout, though it is a little dated and would benefit from some modernisation, and it feels warm with gas central heating and recent double glazing throughout. The accommodation comprises of, on the ground floor, an entrance hallway with a convenient ground floor cloakroom, and a staircase to the first floor with a cupboard beneath, a study, perfect for those working from home, a good sized kitchen with plenty of worktop and cupboard space, complete with tiled splashback's and under cabinet feature lighting, a fan oven, ceramic hob, an integrated fridge/freezer and plumbing for a washing machine, an adjacent breakfast room that has plenty of room for a table and seating and sliding patio doors to the rear garden. There is a separate dining room, perfect for a dinner party or a family celebration, which flows through into spacious living room with a fireplace and loads of light from a window to the rear and a bay window to the front.

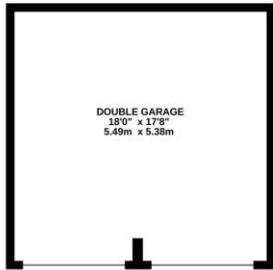
Upstairs, there is the master bedroom, an excellent double with built-in wardrobes and an en-suite shower room, three further light and airy bedrooms, all double sized, two with fitted wardrobes, and a family bathroom has a four-piece suite comprising of a bath with a shower above, a WC, a bidet, and a vanity unit with a large wall mirror. There is an airing cupboard off the landing with an insulated hot water cylinder, and a hatch in the landing ceiling provides access to the loft space.

Outside, the rear garden is split-level with an extensive terrace of paving, great for entertaining, be it alfresco dining or barbecue, and steps lead up to a neat and healthy, sloping lawn, interspersed with beds of shrubs and bushes with a magnificent Magnolia at the top. A path leads along the side of the property to the front where there is a small, paved area behind some mature Hydrangeas, with a path leading to the front and the sheltered entrance. The front garden has a manicured lawn with mature plants, shrubs and ornamental trees, and a path leading to the front of the detached double garage that has lights, power, one manual and one remote-controlled up and over door, and the driveway in front provides additional parking for four cars. A viewing is essential to fully appreciate all that this wonderful family home has to offer.

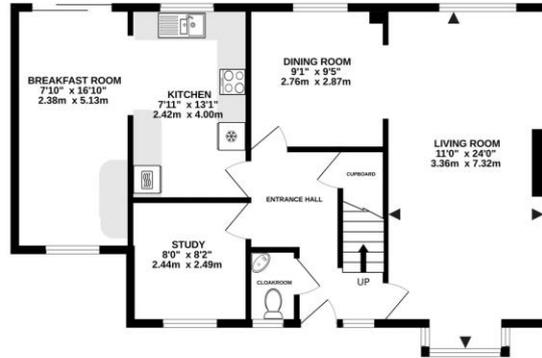


# the floorplan...

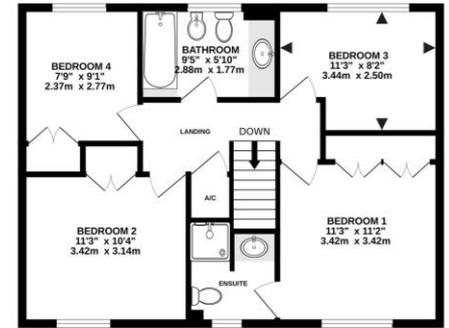
**GARAGE**  
320 sq.ft. (29.8 sq.m.) approx.



**GROUND FLOOR**  
772 sq.ft. (71.7 sq.m.) approx.



**1ST FLOOR**  
628 sq.ft. (58.3 sq.m.) approx.



**TOTAL FLOOR AREA: 1720 sq.ft. (159.8 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 popular village of Highweek close to the town centre 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: One Stop Community Store 0.4 mile  
Town centre: Newton Abbot 1.4 miles  
Supermarket: Asda 0.8 mile

## Relaxing

Beach: Teignmouth 7.3 miles  
Park: Decoy Country park 2.6 miles  
Tennis courts, dog walk, cycle route: Baker's park 1.3 miles

## Travel

Train station: Newton Abbot 1.8 miles  
Main travel link: A38  
Airport: Exeter 20.7 miles

## Schools

St Josephs Primary School: 0.3 mile  
Coombeshead Academy: 0.3 mile

Please check Google maps for exact distances and travel times.

**Property postcode: TQ12 1QZ**

## how to get there...

From our Newton Abbot Office continue on Queen Street towards Fairfield Terrace. Turn right onto Courtenay Street, Courtenay Street turns right and becomes Kingsteignton Road. Turn left onto Halcyon Road, then take a right onto Highweek Street. Continue to follow signs for Bovey Tracey/Ashburton/Exeter/Plymouth. At the roundabout, take the 1st exit onto Ashburton Road following signs for Ashburton/Highweek. At the traffic lights turn right onto Coombeshead Road. Continue straight onto Pitt Hill Road, turn left onto Stoneleigh Close, turn left to stay on Stoneleigh Close where you will find the property.





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

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