

67 Castlewood Avenue, Newton Abbot - TQ12 1NY

£425,000 Freehold

Beautiful Location • Garage • Koi Pond • Under House Storage • Two Reception Rooms • Three Bedrooms • Large Hallway • Lovely Gardens • Parking for Two Cars • Level Plot

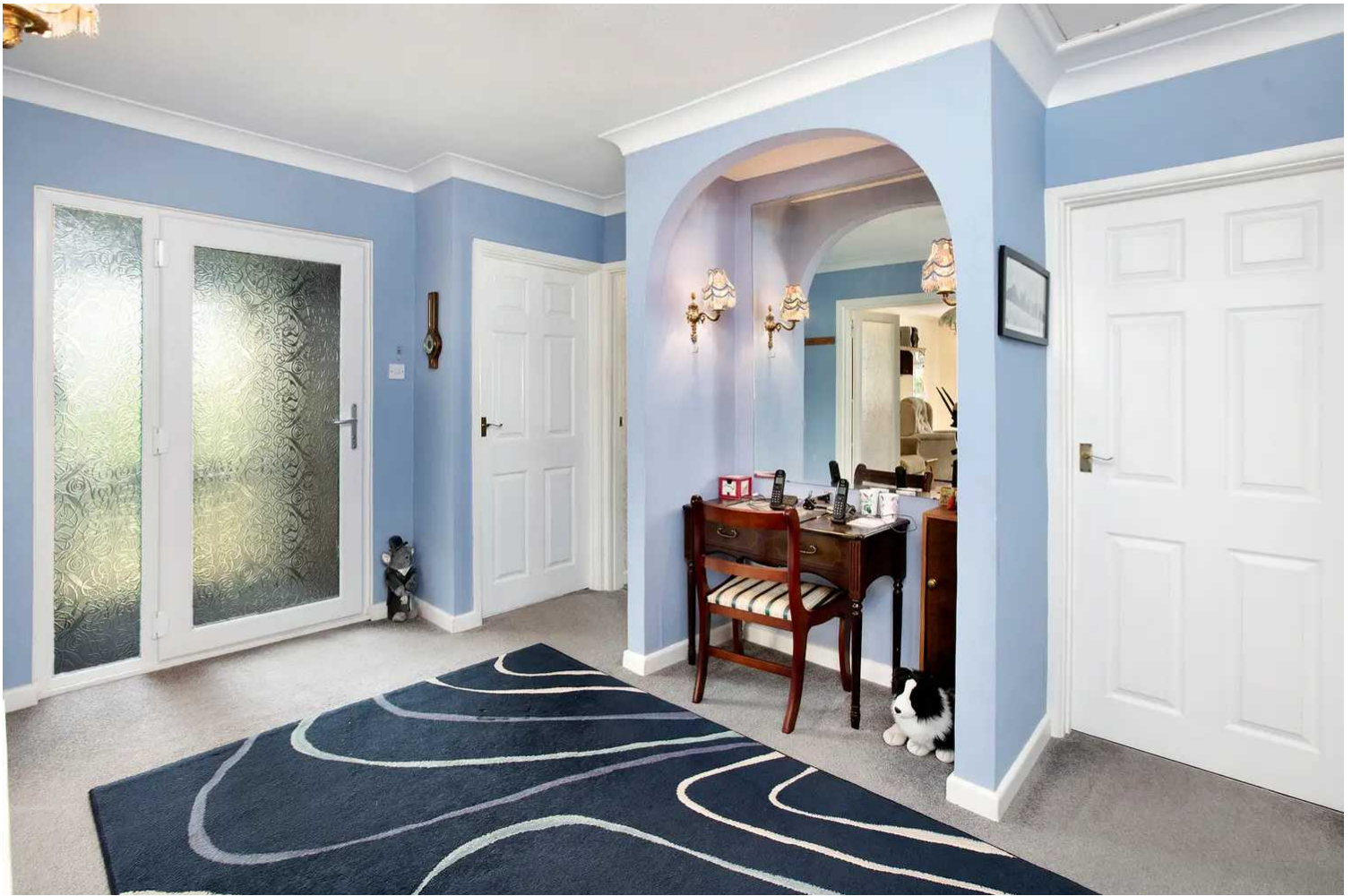

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Newton Abbot TQ12 2JL



Enter into a spacious porch through double French doors leading into a wide hallway where you can find the doors to all of the accommodation and loft hatch.

The kitchen consists of a range of light oak wall and base units with contrasting worktops. Built-in appliances include an extractor fan and stainless-steel sink with drainer and mixer tap. There is space and plumbing for a freestanding electric cooker, washing machine, tumble dryer and under counter fridge.

The dining room has dual entrances to the kitchen and living room and views over the beautiful garden.

The living room is a generous size with front and side aspect views over the gardens and greenspace beyond. A fireplace is a pleasant feature of the room, and there is access into the hallway and dining room.

The principal bedroom has dual aspect windows to the front and side of the property. The remaining bedrooms offer views to the side of the property.

The shower room consists of shower cubicle, wash hand basin, radiator and obscure window to the rear of the property. The walls are half tiled in neutral colours and the flooring is carpeted.

The separate cloakroom is next door and consists of low-level WC, wash hand basin and obscure window to rear.

Measurements

Living Room - 18'11 × 11'5 (5.77m x 3.47m)

Kitchen - 15'6 × 9'9 (4.73m x 2.98m)

Dining Room - 10'7 × 10'3 (3.23m x 3.13m)

Bedroom - 13'8 × 9'5 (4.17m x 2.86m)

Bedroom - 10'7 × 10'4 (3.23m x 3.16m)

Bedroom - 10'4 × 7'5 (3.16m x 2.26m)

Shower Room - 7'4 × 5'2 (2.24m x 1.56m)

Garage - 20'2 × 9'6 (6.15m x 2.90m)



Useful Information

Broadband Speed - Superfast
1000Mbps (According to
OFCOM)

EPC Rating - E

Teignbridge Council Tax Band -
D (£2333 Per Year)

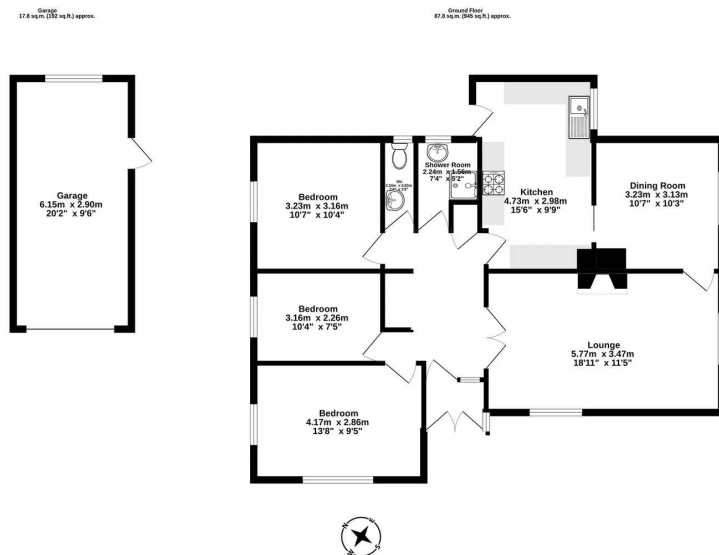
Gas, Water and Electric
Supplied

The property is freehold



Garden

A lovely garden with a beautiful lawned area bordered with mature shrubs and trees. There is an under house storage entrance, very useful for all your garden maintenance tools and a paved stepping stone pathway. From the kitchen door is a slatted patio area, perfect for entertaining, with a Koi pond and access to the rear of the garage. In the garage is the filtration system for the pond.



Garage

Single Garage

On Drive

2 Parking Spaces

A tarmac driveway for two vehicles leading up to the garage.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC