



A semi-detached family home with three bedrooms, a garage, and an enclosed south-facing rear garden, in a quiet cul-de-sac location

7 Marlborough Place | Newton Abbot | TQ12 1QW





PROPERTY TYPE

End Terraced House
Freehold



SIZE

935 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

80 (C)



COUNCIL TAX BAND

C



in a nutshell...

- Semi-Detached Family Home
- Three Bedrooms
- Situated in a Quiet Cul-De-Sac Location
- Spacious Kitchen/Dining Room
- Enclosed South Facing Rear Garden
- Close to Local Shops, Schools & Amenities
- Garage
- Solar Panels





the details...

New to the market is this semi-detached family home with three bedrooms, a garage, and an enclosed south-facing rear garden, in a quiet cul-de-sac location in the popular market town of Newton Abbot.

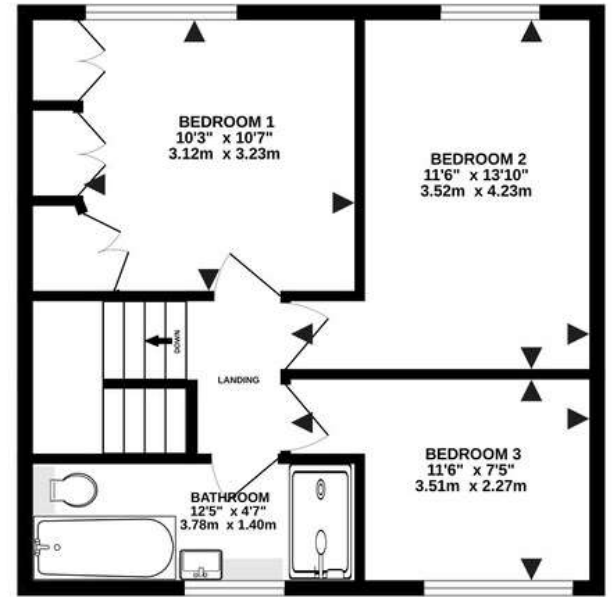
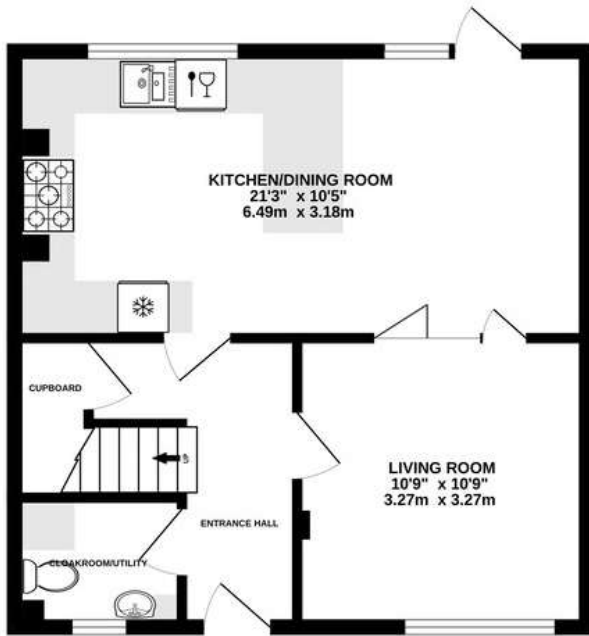
Inside it is well-presented with light and neutral décor and feels warm and welcoming with gas central heating and double-glazing throughout.

The accommodation comprises of, on the ground floor, an entrance hallway with a convenient cloakroom/Utility, with a WC, a basin and a worktop with space and plumbing beneath for a washing machine, a generously proportioned kitchen/dining room with a modern fitted kitchen in oak that has plenty of worktop and cupboard space, a range cooker, and an integrated fridge/freezer and dishwasher, and a living room that feels cosy and welcoming. Upstairs, there are three light and airy bedrooms, two doubles, one with fitted wardrobes, and a single, currently used as a study, ideal for working from home, and a spacious family bathroom containing a modern suite comprising of a centre-fill bath, a separate shower, a vanity unit, and a WC.

Outside, the rear garden is a decent size, is fully enclosed making it safe for children and pets and faces south enjoying long hours of summer sunshine. The property also benefits from solar panels on the roof. It has a paved patio and a lawn, great for entertaining be it alfresco dining or a barbecue.



the floorplan...



TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

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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: One Stop 0.5 mile
Town centre: Newton Abbot 1.5 miles
Supermarket: Asda 1 mile

Relaxing

Beach: Teignmouth 7.2 miles
Park: Bakers Park: 1.5 miles
Newton Abbot Leisure Centre: 0.6 mile
Dainton Golf Club: 3.7 miles

Travel

Train station: Newton Abbot 2 miles
Main travel link: A380 2.3 miles
Airport: Exeter Airport 20.5 miles

Schools

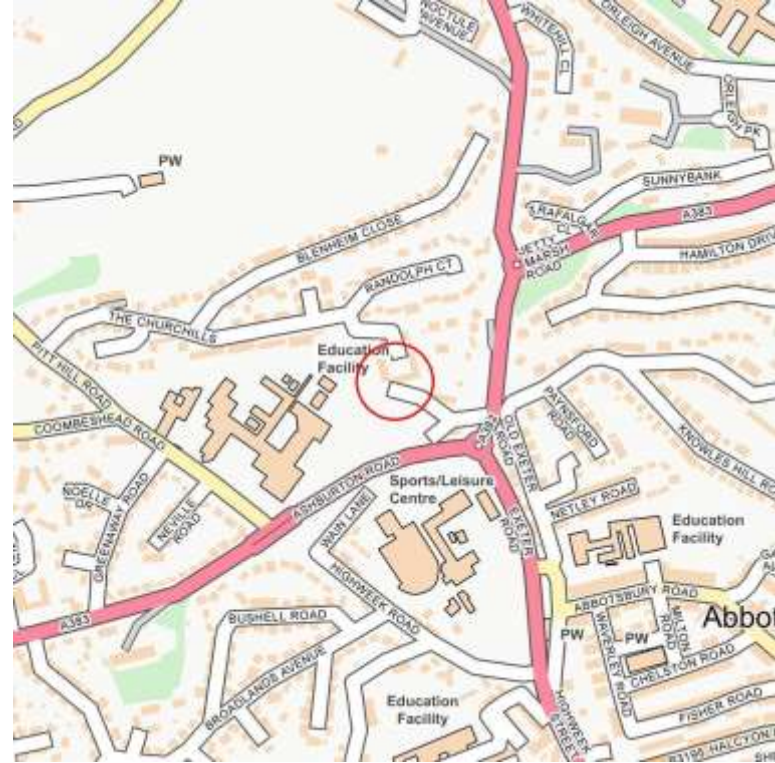
Bradley Barton Primary School: 1.1 miles
Coombeshead Academy: 0.5 mile
Newton Abbot College: 0.8 mile
Stover School: 2.2 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 1QW

how to get there...

From our office on Queen St turn left onto The Avenue and follow the road round to the left and at the roundabout take the 2nd exit onto Jetty Marsh Rd (A383). At the roundabout take the 3rd exit continuing on Jetty Marsh Rd. At the next roundabout take the 2nd exit onto Exeter Rd (A832) and at the next roundabout take the 1st exit onto Ashburton Rd (A383) and turn right onto Coombeshead Rd and continue straight ahead onto Pitt Hill Rd. Turn right onto The Churchills and at the end of the roads turn right onto Marlborough Place and take the first right turn, where the property can be found.





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

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