



A spacious three bedroom modern town house in a popular residential location.

26 Buttercup Way | Newton Abbot | TQ12 1GT





PROPERTY TYPE  
Terrace House



SIZE  
1,107 sq ft



LOCATION



AGE  
New Build



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
2



Gas Central Heating  
...



PARKING  
Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
B



COUNCIL TAX BAND  
C



### in a nutshell...

- Popular Residential Location
- Off Road Parking
- Walking Distance to Local Shops
- Downstairs Cloak Room
- Elegant and modern fitted kitchen
- Spacious and light living room
- Immaculately presented throughout





## the details...

### PROPERTY DESCRIPTION

Inside, this superb property is beautifully presented with light and stylish decor throughout, it feels warm and welcoming with gas central heating and double-glazing, and it is arranged over three floors, offering spacious and versatile accommodation, ideal for a family.

The accommodation briefly comprises, on the ground floor, an entrance hallway with a staircase to the upper floors, a cupboard and storage beneath, and a convenient ground floor cloakroom, a good-sized kitchen with a wide window to the front and a beautiful, fitted kitchen with plenty of worktop and cupboard space, a comprehensive range of integrated appliances, and LED feature lighting, and a generously sized living room with a papered feature wall and windows and patio doors to the rear garden. Upstairs, on the first floor, there are two bedrooms, a spacious double, and a good single currently used as a study, ideal for those working from home, and a modern family bathroom containing a bath with a shower over, a basin, a WC and a heated towel rail, and on the top floor, a fabulous principal bedroom with a dormer window to the front, fitted wardrobes, and a stunning ensuite shower room.

Outside, the rear garden is a decent size and is fully enclosed making it safe for children and pets. It requires minimal maintenance and is perfect for entertaining, with a paved terrace and an artificial lawn. There is an outside tap for convenience, and a gate at the rear provides alternative access to the parking area where there are two spaces with more on-road if required.

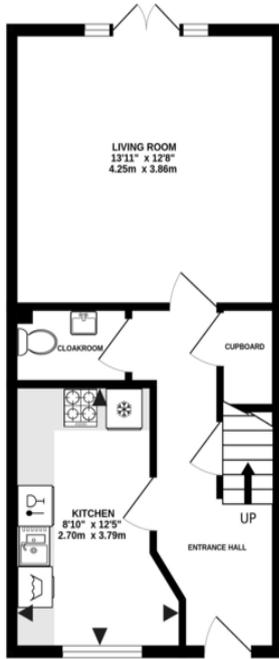
TENURE- Freehold

COUNCIL TAX BAND- C

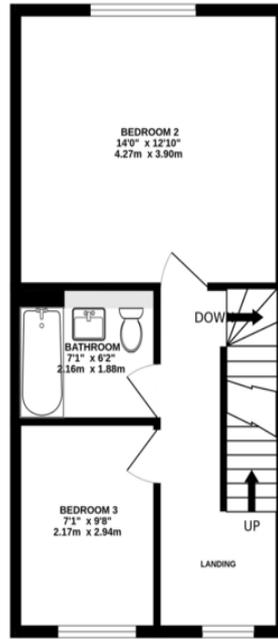


# the floorplan...

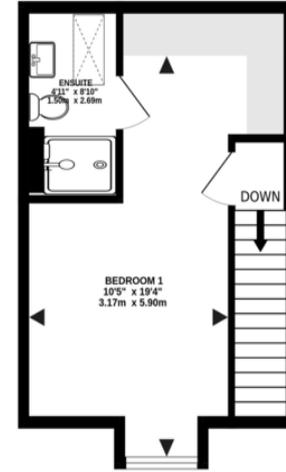
**GROUND FLOOR**  
413 sq.ft. (38.4 sq.m.) approx.



**1ST FLOOR**  
412 sq.ft. (38.2 sq.m.) approx.



**2ND FLOOR**  
282 sq.ft. (26.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.**

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