



Four Bedroom Detached House

36 Water Lane | Newton Abbot | TQ12 5EU





PROPERTY TYPE

Detached House



SIZE

1,144 sq ft



LOCATION
VILLAGE



AGE

1920s to 1930s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

CENTRAL HEATING



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

D



COUNCIL TAX BAND

B



in a nutshell...

- Sought After Residential Location
- Good Sized Garden
- Off Road Parking
- Two Reception Rooms
- Walking Distance to Local Shops
- Local Schools
- Easy Access on to the A380





the details...

PROPERTY DESCRIPTION

Inside it is nicely presented with light and neutral decor throughout, and feels warm with gas central heating, double-glazing and a wood-burning stove.

The accommodation briefly comprises, on the ground floor, a porch and entrance hallway with a staircase rising to the first floor, a cosy living room with a stone fireplace, a spacious dining room with an under-stairs cupboard, a wood-burning stove that makes a wonderful feature and focal point for the room, and with plenty of space for a dining table and seating, perfect for any occasion, a superb, modern kitchen with plenty of worktop and cupboard space, under-cabinet feature lighting, an eyelevel double-oven, a gas hob, floor space for an upright fridge/freezer, space with plumbing for a washing machine, and a back door to the garden. Completing the ground floor is a spacious double bedroom, with sliding patio doors to the garden, and an ensuite, tiled wet room.

Upstairs, there are three excellent bedrooms, two doubles and a single currently used as a study, ideal for those working from home, an airing cupboard off the landing with and insulated hot water cylinder, and a spacious family bathroom containing a bath, basin, and WC.

Outside, the rear garden is surprisingly large with a patio of hardstanding, great for a barbecue or drinks with family and friends. There is a large lawn with a brick-built shed at the bottom, a greenhouse, other storage sheds, an outside tap for convenience, and a gate to the front providing alternative access. A concrete parking area at the side of the house has space for two cars, with an additional space at the front.

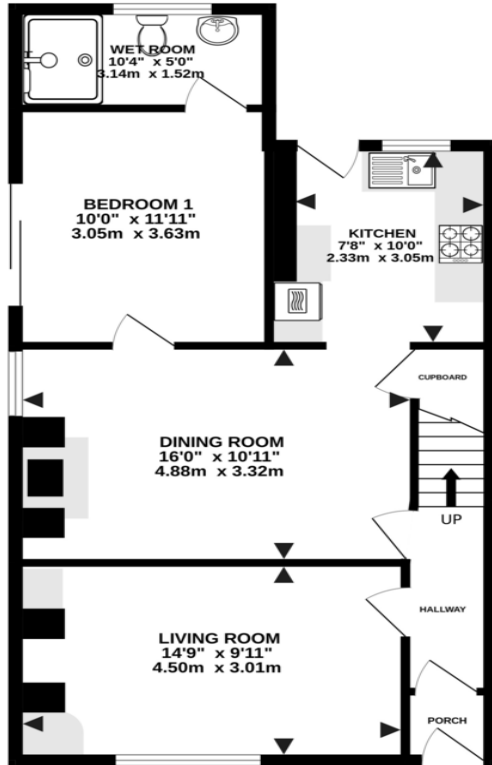
TENURE- Freehold

EPC RATING- D

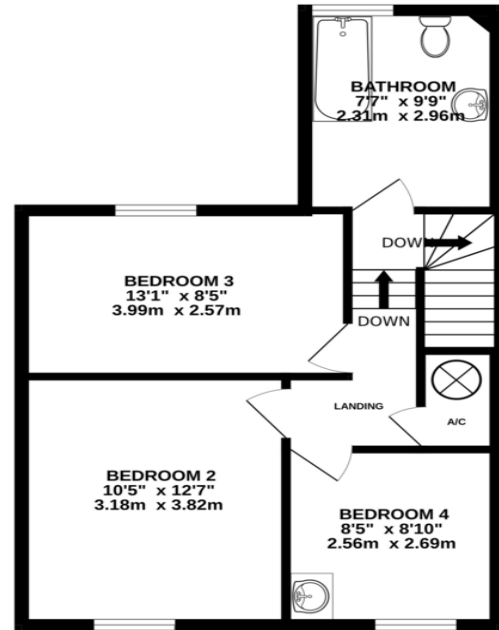


the floorplan...

GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) approx.

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the location...

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 5EU**

how to get there...

Detached Driveway parking for 1 car - currently being used for shed
1 bedroom downstairs kitchen dining room lounge
upstairs 3 bedroom - all good sizes and a family bathroom Good sized garden - Grass In need of modernization



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