



Large Four/Five Bedroom Detached House

Sunnybank | Newton Abbot | TQ12 2ST





PROPERTY TYPE

Detached House



SIZE

2,390 sq ft



LOCATION

TOWN



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

CENTRAL HEATING



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Large Garden,  
Conservatory



EPC RATING

B



COUNCIL TAX BAND

F



### in a nutshell...

- Garage and Ample Off Road Parking
- Sought After Residential Location
- Large Private Garden for All Occasions
- Short Walk to Town Centre
- Walking Distance to Train Station
- Quiet Cul De Sac Position
- Solar Panels







## the details...

### PROPERTY DESCRIPTION

Inside, it is well-presented with light and neutral decor throughout, feels warm with gas central heating and double glazing, and is arranged over three floors, offering spacious and versatile accommodation, ideal for a family. An array of solar photovoltaic panels on the roof generate electricity and help reduce the running costs of the property.

The accommodation briefly comprises, on the ground floor, an entrance hallway with a staircase rising to the upper floors with a cupboard beneath, a utility room with plumbing for white goods, and an over-sized single garage which has lights, power, and a remote-controlled garage door for convenience, it also houses a condensing combi-boiler that provides the central heating and hot water on demand.

Upstairs, on the first floor is a wonderful landing flooded with light from a fully glazed atrium window with a wonderful elevated view over the surrounding area, a convenient cloakroom with a WC and basin, a study, ideal for those working from home, which would also make a great additional bedroom if required, a spacious kitchen/dining room with dual-aspect windows and patio doors to the rear garden, and with a modern fitted kitchen that has an abundance of worktop and cupboard space, an eye-level double-oven, a ceramic hob and filter hood above, and an integrated fridge, freezer, and dishwasher, a huge living room with a modern inset gas fire, and with patio doors leading into the conservatory that has access to the garden.

The staircase continues up to the top floor where there are four excellent double bedrooms, the principal bedroom having built-in wardrobes, and an ensuite shower room, and completing the top floor, a family bathroom containing a bath, a separate shower, a basin, a WC, and a heated towel rail.

Outside, the rear garden is private and well-maintained, and is great for entertaining with a gazebo that makes a wonderful venue for a barbecue or gatherings with family and friends. There is a healthy lawn and several specimen trees, and a second, landscaped area of garden with shrubs, plants, and ornamental trees. At the front of the property, a driveway provides parking for at least two cars, and an area of gravel provides off-road parking for two more cars.

A viewing is essential to fully appreciate all that this fabulous property has to offer.



## the floorplan...

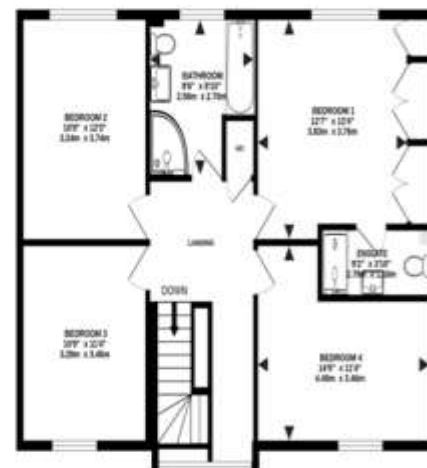
GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR  
970 sq.ft. (90.1 sq.m.) approx.



2ND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA: 2390 sq.ft. (222.0 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.  
Made with Metropix 12/2024



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.





the location...

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 2ST



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

Tel [01626 362 246](tel:01626362246)  
Email [newton@completeproperty.co.uk](mailto:newton@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
79 Queen Street  
Newton Abbot  
TQ12 2AU

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

complete.