

31 Meadow Rise, NEWTON ABBOT - TQ12 1GD

£280,000 Freehold

Semi-Detached House • Three Bedrooms • Parking • Kitchen/Diner • Downstairs Cloakroom • Master Ensuite • Rear Garden • Utility • Great Location • Gas Central Heating


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 1 Bank Street
Newton Abbot TQ12 2JL



Nestled on a quiet street, this charming 3-bedroom semi-detached house presents an inviting space for comfortable living. As you step inside, you are welcomed by a bright hallway, setting the tone for the modern elegance that flows throughout the property.

The kitchen/diner stands out as the heart of the home, boasting stylish wood and cream units that perfectly complement the contemporary design. Equipped with built-in appliances including a microwave, single oven, and separate gas hob, this is a space where culinary creations can thrive. Convenience is key with a downstairs cloakroom featuring a low-level WC and wash hand basin, ideal for guests.

For added functionality, a utility cupboard with plumbing for a washing machine ensures seamless household chores. The lounge, located to the rear of the property, offers a cosy retreat with patio doors leading to the rear garden, allowing natural light to illuminate the space.

Upstairs, two spacious double bedrooms and a charming single bedroom await. The principle bedroom boasts an ensuite comprising a low-level WC, wash hand basin, and a refreshing shower, providing a private sanctuary. A family bathroom completes the upper level, featuring a low-level WC, wash hand basin, and a relaxing bath with a shower over, perfect for unwinding after a long day.

Conveniently located near amenities and transportation links, this property offers a harmonious blend of comfort and practicality. With its modern amenities and thoughtfully designed layout, this home is poised to accommodate a variety of lifestyles.

In summary, this property exemplifies modern living at its finest, combining stylish design elements with every-day functionality. Don't miss the opportunity to make this house your home. Contact us today to schedule a viewing and experience the charm and convenience this property has to offer.

Important Information

Broadband Speed Ultrafast 1000Mbps (According to OFCOM)

EPC Rating B

Teignbridge Council Tax Band C (£2194 per year)

Mains Gas, Mains Electric, Mains Water and Mains Sewerage supplied.

The property is freehold



Measurements

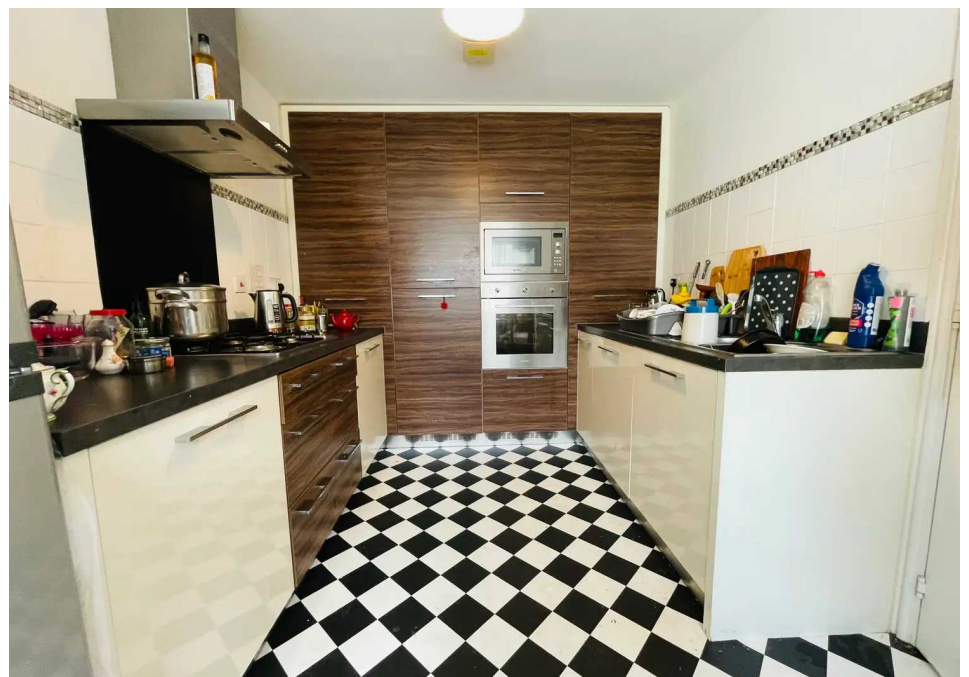
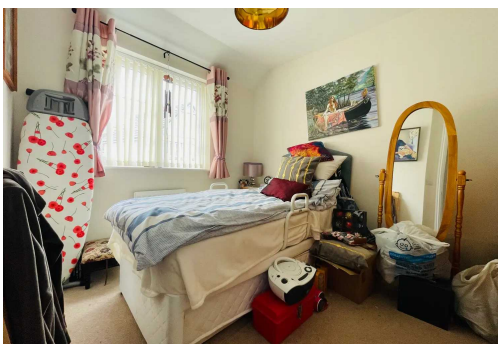
Kitchen/Diner - 13'3 × 8'3 (4.04m x 2.51m)

Lounge - 15'2 × 10'8 (4.62m x 3.25m)

Bedroom - 10'4 × 8'5 (3.15m x 2.57m)

Bedroom - 9'7 × 8'1 (2.92m x 2.46m)

Bedroom - 7'1 × 6'5 (2.16m x 1.96m)

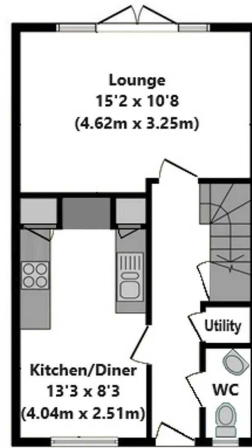
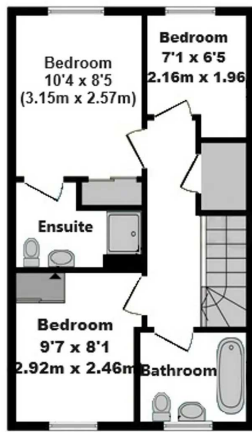


Garden

The rear garden is laid mostly to lawn with a central flowerbed and small patio. The garden is fully enclosed with timber fencing, with a gate leading to the driveway and a timber shed for storage.

Driveway

2 Parking Spaces



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- Master Ensuite
- Rear Garden
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- Great Location
- Gas Central Heating



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		97
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	