



4 Cowslip Crescent, Newton Abbot

£285,000 Freehold

Semi-Detached House • Three Bedrooms • Lounge • Kitchen/Diner • Downstairs Cloakroom • Family Bathroom • En-suite
• Enclosed Rear Garden • Off Road Parking • Gas Central Heating

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Located in a sought after location, this charming 3-bedroom semi-detached house presents itself as a wonderful opportunity for discerning buyers. The property offers a warm and welcoming ambience with its thoughtful design and practical layout.

Upon entering, the kitchen/diner immediately captivates with its modern appeal. Fitted with white wall and base units paired elegantly with wood effect worktops, this culinary space not only boasts aesthetic charm but also offers functionality. Equipped with essential appliances, including space and plumbing for a fridge/freezer, washing machine, and dishwasher, as well as a stainless steel sink, drainer and mixer tap. The presence of a gas hob with extractor fan and built-in oven ensures culinary endeavours are met with ease.

The property's spacious lounge beckons for moments of relaxation and entertainment. Adorned with French patio doors that invite the outdoors in, this space seamlessly blends indoor and outdoor living, ideal for hosting gatherings or simply unwinding after a long day.

Heading up to the first floor to the master bedroom, complete with an ensuite, offers a private sanctuary. The ensuite features a low-level WC, hand wash basin, and a double shower cubicle, providing convenience and luxury. The two additional bedrooms provide ample space for rest or study. A well-appointed family bathroom, featuring a low-level WC, hand wash basin, and a full-size bath, caters to the needs of the rest of the household.

In summary, this property represents a harmonious blend of style and functionality. Its great location, coupled with its modern kitchen/diner, spacious lounge, and inviting three bedrooms, make this house a standout choice for those seeking a comfortable and convenient living space. Don't miss the chance to make this property yours – schedule a viewing today to experience its allure first hand.

Garden

A large enclosed rear garden, with a patio area from the lounge. The garden is mostly laid to lawn with border of plants.

2 Parking Spaces

To the side of the property is a driveway for off road parking.

Measurements

Kitchen/diner - 11'4 × 10'2 (3.45m x 3.10m)

Lounge - 15'7 × 12'1 (4.75m x 3.69m)

WC - 6'3 × 3'5 (1.91m x 1.04m)

Bedroom - 12'2 × 11'2 (3.70m x 3.41m)

Bedroom - 10'10 × 8'9 (3.31m x 2.66m)

Bedroom - 12'3 × 6'8 (3.73m x 2.03m)

Ensuite - 5'9 × 5'7 (1.76m x 1.71m)

Bathroom - 6'9 × 5'8 (2.05m x 1.72m)



Important Information

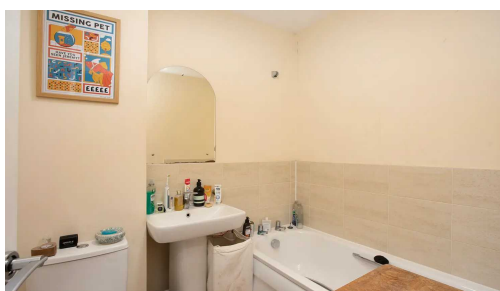
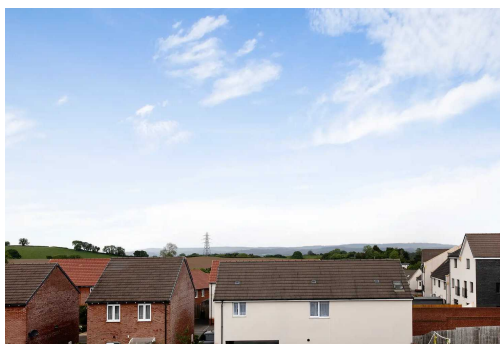
Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

Teignbridge Council Tax Band - C (£2194 per year)

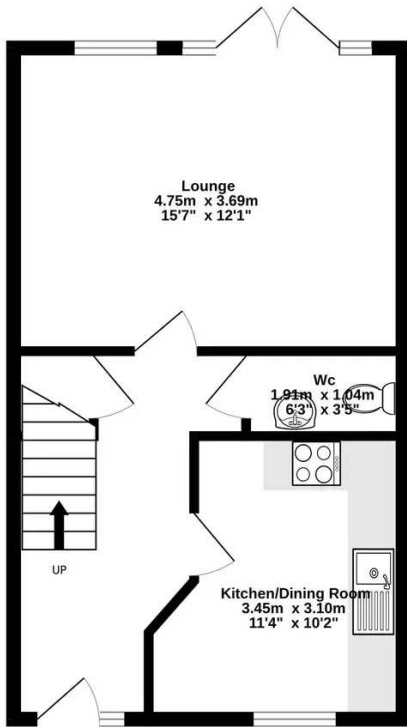
EPC Rating - B

Mains Gas, Mains Electric, Mains Water and Mains Sewerage Supplied

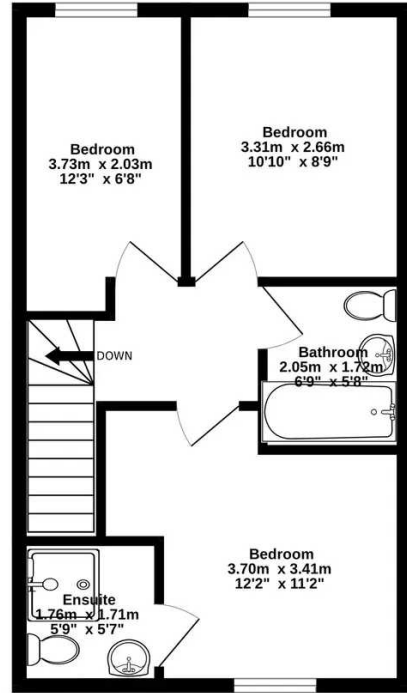
The property is freehold



Ground Floor
38.8 sq.m. (418 sq.ft.) approx.



1st Floor
38.8 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA : 77.6 sq.m. (836 sq.ft.) 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C	83	
(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	86	
(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	