



60 Buttercup Way, Newton Abbot - TQ12 1GT

£275,000 Freehold

No Onward Chain • End Terraced House • Kitchen/Breakfast Room • Lounge/Dining Room • Downstairs WC • Three Bedrooms • Ensuite • Family Bathroom • Gas Central Heating • Fully Double Glazed


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Newton Abbot TQ12 2JL



Nestled in the highly sought-after Hele Park development in Newton Abbot, this delightful end-terraced house presents an exceptional opportunity for those seeking a modern and inviting home.

Welcomed by a charming entrance hall with stairs rising to the first floor, this property boasts a kitchen/breakfast room featuring modern base and wall units, ample spaces for a tall fridge/freezer, dishwasher and washing machine and a cooker with an extractor fan above.

The spacious lounge/diner is perfect for family get togethers, offering UPVC French doors that open into the rear garden, and an understairs storage cupboard for convenience.

With the added benefit of a downstairs WC, three bedrooms, an ensuite, and a family bathroom, this home provides both comfort and functionality.

The main bedroom comprises of a UPVC double glazed window to the front. A door into the ensuite with corner shower cubical, low level WC and a hand wash basin. Bedrooms two and three have UPVC window to the rear. The family bathroom comprising of a modern three-piece suite with a low level WC, wash hand basin and bath.

Enjoy the warmth provided by gas central heating and the peace of mind offered by full double glazing. Furthermore, off-road parking ensures convenience for residents and visitors alike, all without the burthen of an onward chain. With its combination of modern amenities, convenient location, and inviting atmosphere, this property epitomises comfortable living in a vibrant community. Embrace the unique opportunity this property presents and envision the lifestyle it offers - arrange a viewing today to truly appreciate all that this home has to offer.

Measurements

Kitchen/Diner - 11'3" x 10'01" (3.4m x 3.1m)

Lounge - 15'6" x 12'2" (4.7m x 3.7m)

Bedroom - 9'9" x 9'4" (3.0m x 2.8m)

Bedroom - 10'10" x 8'8" (3.3m x 2.6m)

Bedroom - 12'2" x 6'7" (3.7m x 2.0m)



Useful Information

EPC Rating - B

Broadband Speed - Ultrafast
1000mbps

Teignbridge Council Tax Band -
C (£2,194 per year)

Gas, Electric and Water
Supplied

The property is Freehold

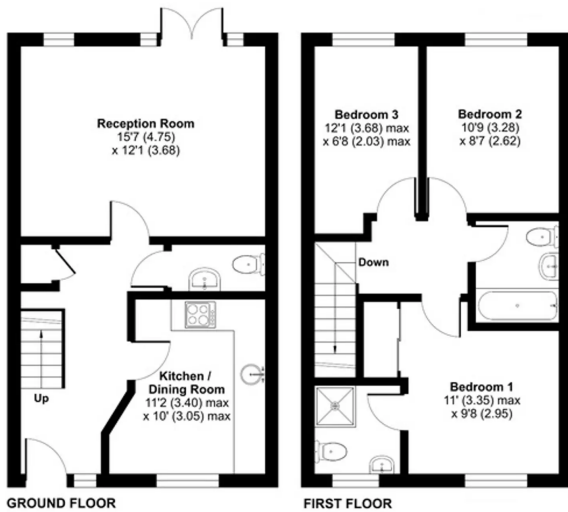


Garden

Exiting the lounge/diner to the rear garden, you step onto a patio courtyard ideal for sitting out and enjoying the sunshine and an area mostly laid to lawn. A timber gate provides access to the rear car park, accommodating two vehicles.



Allocated parking 2 Parking Spaces



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	83	
(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	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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