



132A ASHBURTON ROAD

Newton Abbot, Devon, TQ12 1RL

MEADOW
HOUSE

complete.

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A stunning four-bedroom detached home with a modern, spacious interior. Set back from the main road, this home feels private and features a double garage and ample off-road parking to the front. Conveniently located, the property is just a short drive into Newton Abbot's town centre.

- Beautifully presented
- Four double bedrooms
- Conservatory
- Three en-suites
- Double garage
- Open-plan kitchen/dining room
- Ample parking
- Study
- Private garden

An executive, spacious, detached family home with a modern interior.



Detached Home



Town Location



4 Bedrooms



4 Bathrooms



2 Reception rooms



Double garage, off-road parking



Private garden



Council tax band: F



Rating: 77 C



STEP INSIDE

As you enter the light and airy entrance hall, a door to the right leads you into a study that overlooks the front of the property. Moving further into the home you are greeted by a newel-shaped staircase leading you to the first floor galleried landing. The hallway has been fitted with Karndean flooring and a traditional cornice surround to the ceiling. The formal dining room, living room, kitchen/breakfast room and cloakroom can also be accessed from the entrance hall.

The formal dining room overlooks the front of the property and would make a perfect space for hosting dinner parties and entertaining guests. The dining room has a range of cupboards with a work surface, which is ideal for food preparation and has space for a fridge.

The main living room has a marble fireplace, which makes it a great focal point

and provides ample space for sofas and furniture. Large patio doors provide lots of natural light and lead out to the garden. The living room has also been fitted with a traditional cornice surround to the ceiling.

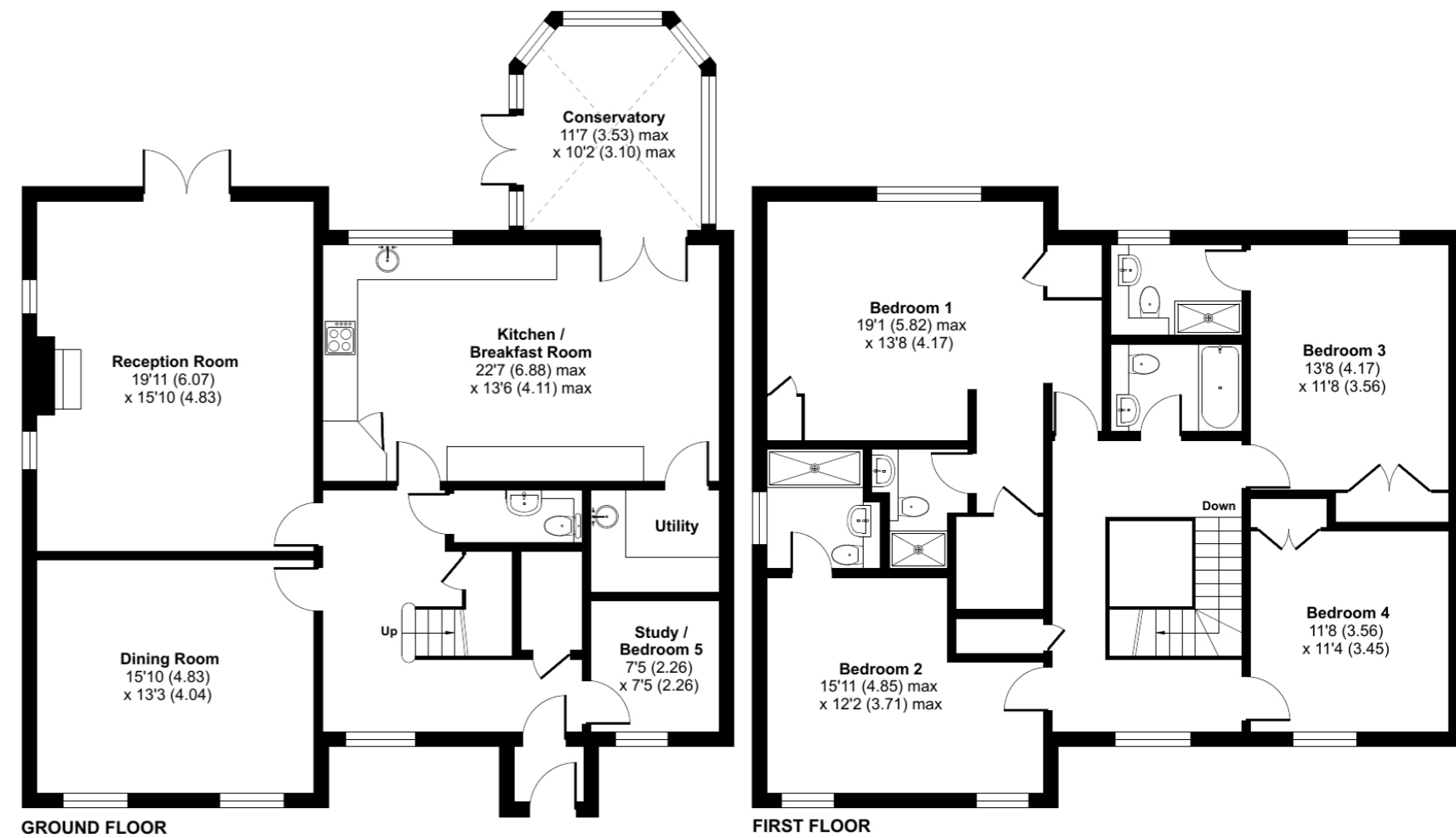
The home's hub, the modern and spacious kitchen/dining room, is located at the rear of the property. The contemporary gloss, cream kitchen is fitted with a fridge/freezer, a dishwasher, a double electric oven, an induction hob, a cooker hood and an additional smaller fridge for wine. The kitchen floor has been tiled and a window above the sink overlooks the garden. The utility/laundry room is located to the side of the kitchen and has plumbing for a washing machine/tumble dryer and contains the boiler. The Conservatory is also found off the kitchen, a bright, open, and calm space that overlooks and leads directly to the Garden and Patio.



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TOTAL APPROXIMATE FLOOR AREA
2500 SQ FT/ 232.2 SQ M



Whilst every attempt has been made to ensure the accuracy of the floor plans 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.

FIRST FLOOR

Four bedrooms are on the first floor, all with plenty of space and natural light. On the left of the property are two large double bedrooms, one at the front and the other at the rear. Both have en-suite shower rooms that are finished to a high standard and feature tiled floors and Quartz surfaces. The main bedroom also has a walk-through dressing/wardrobe area. There are two other double bedrooms with built-in wardrobes; one also has an en-suite shower room. In addition, there is a family bathroom that completes the first-floor accommodation.



OUTSIDE

To the front of the property is a brick-paved driveway, mature lawns, flowers, a "Flamingo Tree" and a double garage with power, light and an electric door. There is also ample off-road parking with a main gate.

A private sunny and enclosed garden can be found at the rear of the home. The garden features a patio, mature shrubs and flowers

and has side access to the front of the property.

The property has mains utilities, gas central heating, PVCu double glazing and a septic tank for foul waste. It is shared with two neighbouring properties and emptied every nine months at a shared cost of circa £220 per annum.

LOCATION



The property is located in the bustling market town of Newton Abbot, which provides a wide range of amenities such as primary and secondary schools, various shops and supermarkets, cafes, restaurants, a racecourse, a hospital and pubs. Newton Abbot is well-connected, with a mainline Railway Station to London Paddington and easy access to the Devon Expressway and the M5.

SCHOOLS

Primary

Bradley Barton Primary School:	0.7 miles
St Joseph's Catholic Primary School:	1.1 miles
Highweek Primary School:	1.2 miles

Secondary

Coombeshead Academy:	1.0 mile
Newton Abbot College:	1.3 miles

Private

Stover School:	2.5 mile
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THINGS TO DO

Stover Golf Course:	2.9 miles
Decoy Country Park:	3.2 miles
Teignmouth Beach:	7.9 miles
Dartmoor (Haytor Rocks):	9.2 miles

TRANSPORT

Train station:	2.5 miles
A38:	3.1 miles
M5:	13 miles
Exeter Airport:	19.6 miles

Distances are approximate, please check Google maps for exact distances and travel times. **Property postcode: TQ12 1RL**



Get in touch with Complete Newton Abbot to find out more and to book your viewing:

t: 01626 870 870

e: teignmouth@completeproperty.co.uk

79 Queen St, Newton Abbot, Devon, TQ12 2AU

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