



## 6 Dandelion Place, Newton Abbot

£275,000 Freehold

Semi-Detached House • Three Bedrooms • Great Location • Modern Kitchen/Breakfast Room • Downstairs Cloakroom • Lounge/Diner • Principle Ensuite • Family Bathroom • Low Maintenance Garden • Parking

### Contact Us...

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the key to your home





Nestled in the highly sought-after Hele Park development in Newton Abbot, with convenient transport links to Ashburton, Exeter and Plymouth, this enchanting 3-bedroom semi-detached house exudes warmth and comfort.

Step into the inviting entrance hallway featuring a recessed welcome mat and stylish wooden flooring. Discover convenience with the under stairs storage cupboard and a downstairs cloakroom complete with a low-level wc and wash hand basin.

The modern kitchen boasts white wall and base units paired with contrasting wooden worktops, offering ample space for a washing machine, dishwasher, and fridge/freezer. Other features include a built-in oven with induction hob, extractor fan, and the cosy breakfast table area, where sunlight streams through the window.

Relax and entertain in the generous lounge/diner, where patio doors lead seamlessly into the rear garden, flooding the space with natural light.

Upstairs, find three bedrooms – two doubles and a single – each radiating comfort.

The principal bedroom features a convenient ensuite with a shower cubicle, low-level WC, and wash hand basin, alongside an obscure window adding a touch of privacy.

The family bathroom offers relaxation with a full-size bath, shower over, wash hand basin, and low-level wc, perfect for unwinding after a long day.

Enjoy the charm and modern comforts of this delightful home, ready to welcome you with open arms.

Step outside to embrace the serene outdoors, where the property truly shines. Discover a sun-kissed plot, perfect for soaking up the sun and enjoying outdoor gatherings. The low-maintenance garden offers a peaceful retreat to unwind and connect with nature.

## Measurements

Kitchen/Diner - 11'4" x 10'2" (3.45m x 3.1m)

Lounge - 15'7" x 12'1" (4.75m x 3.69m)

Bedroom - 12'2" x 11'2" (3.70m x 3.41m)

Bedroom - 10'10" x 8'9" (3.31m x 2.66m)

Bedroom - 12'3" x 6'8" (3.73m x 2.03m)



## Garden

The low maintenance rear garden is fully enclosed with timber fencing. The ground is laid mostly with gravel, with a slatted patio area providing access to the side gate.



## Useful Information

EPC Rating - B

Broadband Speed - Ultrafast  
1000mbps

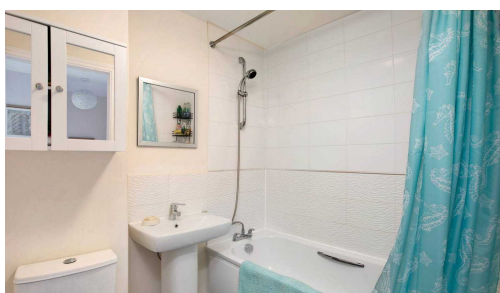
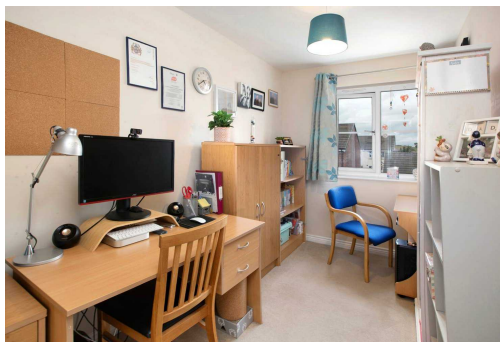
Teignbridge Council Tax Band - C  
(£2,194 per year)

Gas, Electric and Water Supplied

**Allocated parking**

2 Parking Spaces

To the front of the property are two  
allocated parking spaces.

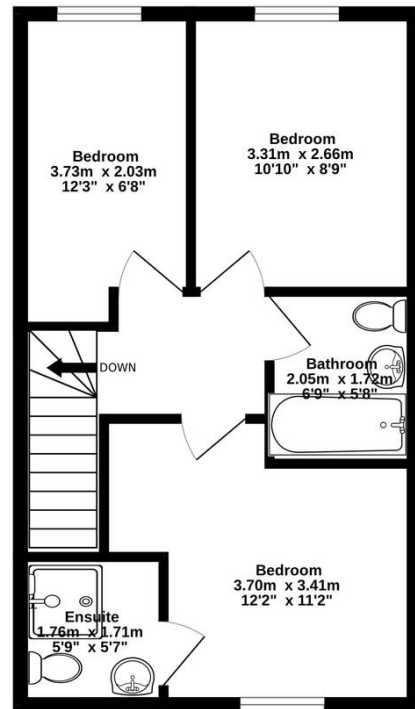
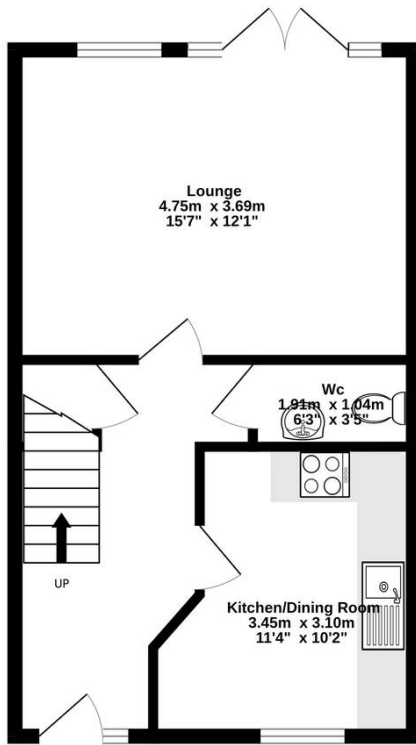






**Ground Floor**  
38.8 sq.m. (418 sq.ft.) approx.

**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+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>83</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		<b>97</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>86</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			