



65 Clover Way | Newton Abbot | TQ12 1GE

Guide Price: £175,000

SALES | LETTINGS | LAND & NEW HOMES

To arrange a viewing call:
01626 362 246

complete 
INDEPENDENT ESTATE AGENCY

This modern mid-terrace house is located near the market town of Newton Abbot. The property has spacious accommodation throughout which consists of a generous sized living room, kitchen with fitted appliances, downstairs WC and family bathroom. To the first floor there are also two double bedrooms.

This is mid-terrace two double bedroom property, positioned within close distance to the market town of Newton Abbot, where a range of amenities are on offer including shops, doctor's surgeries, church, public houses and restaurants. This spacious modern house has a generous living space and excels in every turn from the pleasing proportion of every room and the excellent use of space to the luxurious finishing touches that complete this special home.

The accommodation starts via an obscure glazed door with external lighting, leading to an entrance hallway with staircase rising to the first floor with under stairs utility area and a separate built in cupboard ideal for shoes and coats. The ground floor accommodation comprises downstairs WC with wash hand basin and extractor fan. A modern kitchen with a range of fitted high gloss base cupboards, drawers and matching wall cupboards. The integrated appliances include fridge and freezer, stainless steel microwave, stainless steel oven below, integrated dishwasher and a stainless steel four ring gas hob with stainless steel extractor hood above. The accommodation continues to a generous sized living room with central freestanding fire and a set of UPVC sliding patio doors, with side windows leading to the rear garden.

The first floor accommodation comprises landing with access to insulated loft and an airing cupboard housing the boiler with timber slatted shelving. Two double bedrooms can be found with the master benefitting from double wardrobes with sliding doors and views over the rear garden. The second double bedroom also offers a fitted single cupboard and a recessed area for double wardrobes. The accommodation concludes with a modern family bathroom with modern fittings including panelled bath with shower, low level WC, wash hand basin and a wall mounted heated towel rail.

The property was constructed three and a half years ago and has the benefit of using an energy efficient gas fired central heating system, and UPVC double glazing throughout. An internal viewing is highly recommended.

OUTSIDE

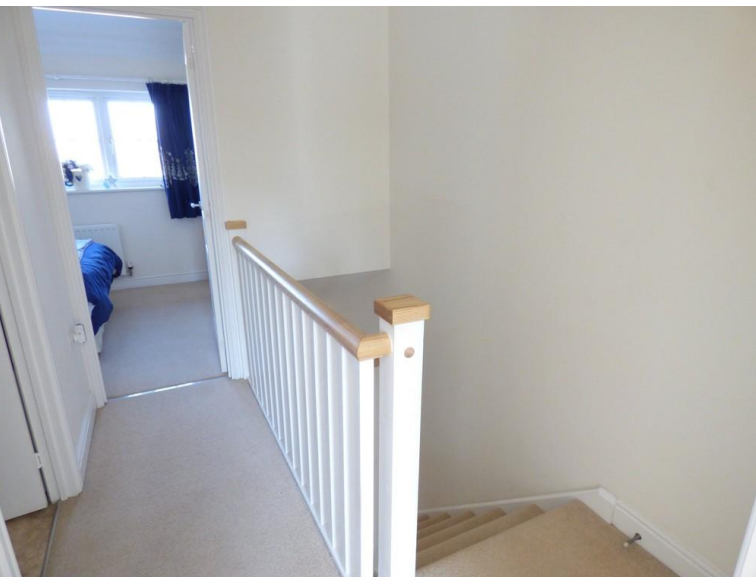
To the front of the property allocated parking can be found for one vehicle with external lighting.

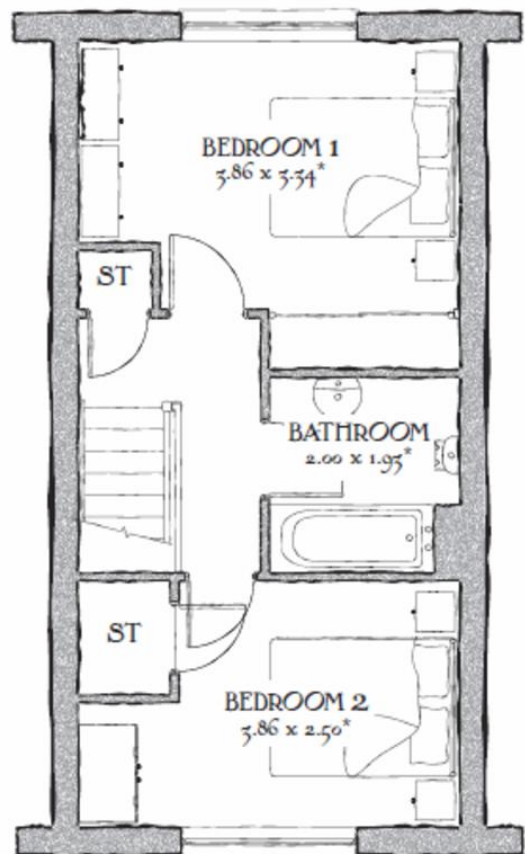
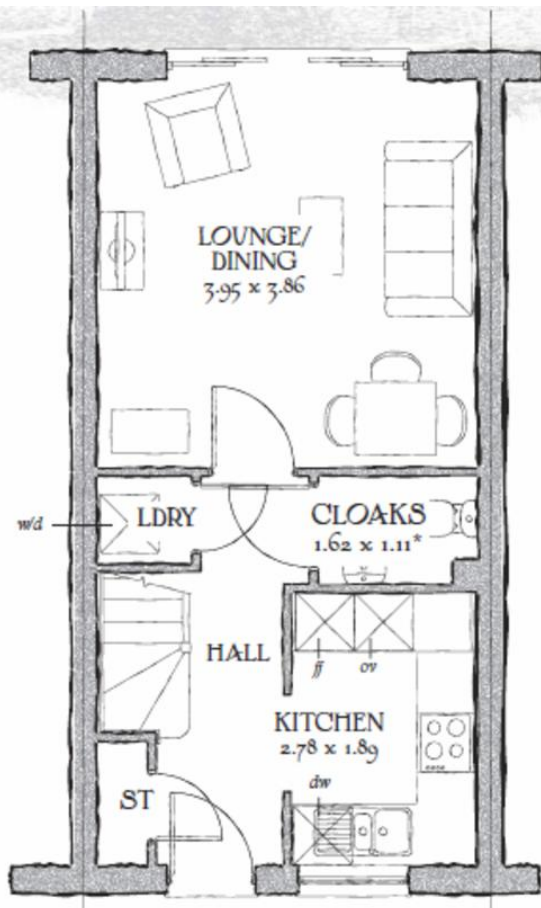
The rear garden is of a generous size and is south facing, laid to a low maintenance appearance. The first part is laid to a paved patio area with sliding patio doors leading to the living room with external lighting. A paved path leads to a lawned garden and a raised paved patio area ideal for entertaining. The rear garden is bordered by timber fencing and a rear timber gate gives access for bins.

Investors Note

Rent: £750pcm

Yield: 5.14%





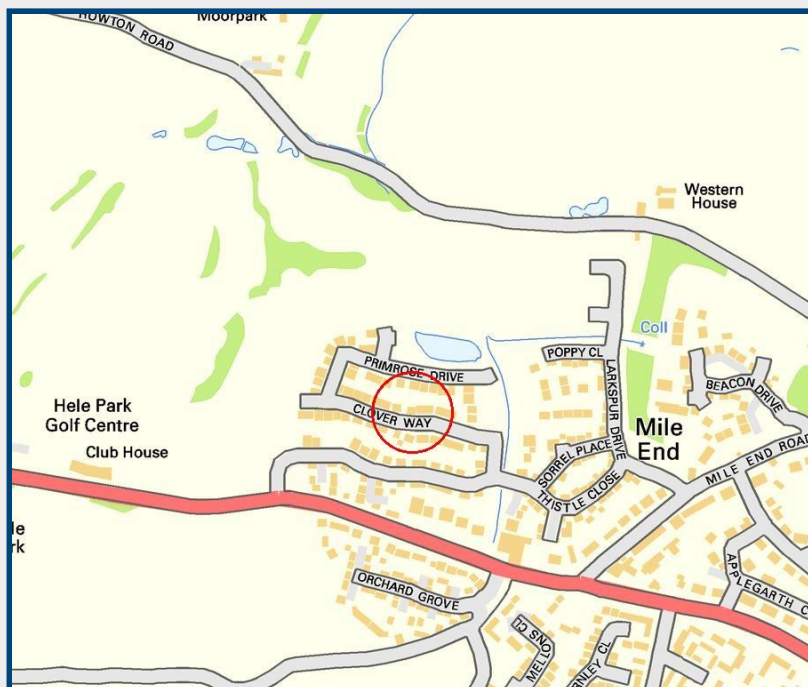
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Not to scale. All measurements walls doors window fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as a representation by either the Seller or his Agent.

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DIRECTIONS

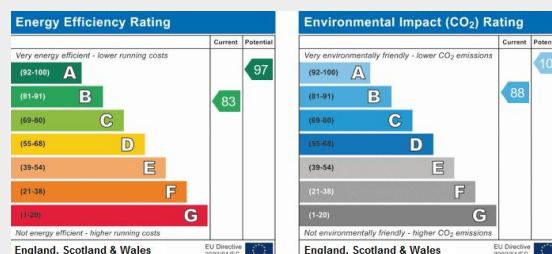
From our Newton Abbot Office continue along Queen Street heading towards the town centre. Turn right into Albany Street and continue along this road to the T-junction. Continuing straight across the traffic lights. Turning left onto Halcyon Road. Continue along this road and upon reaching the traffic lights with Asda directly in front of you turn right onto Highweek Street. Continue on this road until reaching the roundabout. Take the exit sign-posted Ashburton, onto Ashburton Road. Continue along for some distance turning right into Redrow estate and continue for a short distance turning left into Clover Way and follow the road round to your left. Continue straight on and the property will be found on your left hand side.



For further information please refer to www.communities.gov.uk

LOCATION

The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.



ADDITIONAL INFORMATION

LOCAL AUTHORITY	Teignbridge District Council
COUNCIL TAX BAND	B
TENURE	Freehold
POSTCODE	TQ12 1GE
VIEWING	Strictly by appointment with Complete on 01 626 362 246

AGENT'S NOTE:

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property.

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