



## Baker's Park, Newton Abbot

- Established Residential Area
- Three bedrooms
- Spacious Lounge/Diner
- Large Level Plot
- Convenient Cul-de-Sac
- Open Park Views
- Driveway & Garage
- Further Potential

Asking Price:

**£325,000**

Freehold

EPC RATING: D58

# 2 Steppes Meadow, Newton Abbot, TQ12 1LP - Draft

It's often said that the three most important things about a property are location, location and location. Coast and Country are therefore over the moon to be instructed to sell this fabulous property situated in an enviable position. Its location affords it open views across and easy access to Baker's Park. It is tucked away in a cul-de-sac yet convenient for the amenities of the town centre and in an established residential area where it enjoys a very good size, level plot. That's possibly the three most important aspects of this property covered but it does offer far more besides. As agents we appreciate the gated entrance and long driveway and how the property is set back from the road. We can see vast potential in the gardens which are currently laid mostly to lawn and therefore a blank canvas.

### Accommodation

Internally the property is presented in clean tidy order. It has an entrance porch and a spacious hallway which sets the tone of the accommodation and is sadly lacking in many newer homes. The double-aspect lounge/diner is bright and airy and the bedrooms are of a good size for this style of home. The kitchen and bathroom, although functional, are of modest proportions. Could this already great property be taken to another level with a carefully thought through extension? Subject to appropriate consents, we think so. A property with much to offer, potential to add value and keenly priced to reflect its current specification. Act fast and book to view.

### Ground Floor

Entrance Porch  
Entrance Hall  
Lounge/Dining Room 27' 5" (8.36m) x 13' 3" (4.04m) Max  
Kitchen 8' 11" (2.72m) x 8' 7" (2.62m)

### First Floor

Bedroom 1 14' 2" (4.32m) x 11' 1" (3.38m)  
Bedroom 2 12' 4" (3.76m) x 9' 5" (2.87m)  
Bedroom 3 8' 1" (2.46m) x 8' 0" (2.44m)  
Bath/Shower Room

### Outside

The front garden is laid to lawn and framed by shrub borders. The level enclosed rear garden is of a generous size and comprises paved patio area leading to an area of uncultivated garden.

### Parking

Driveway and a large single garage measuring 21' 9" (6.63m) x 11' 6" (3.51m).

### Agents Notes

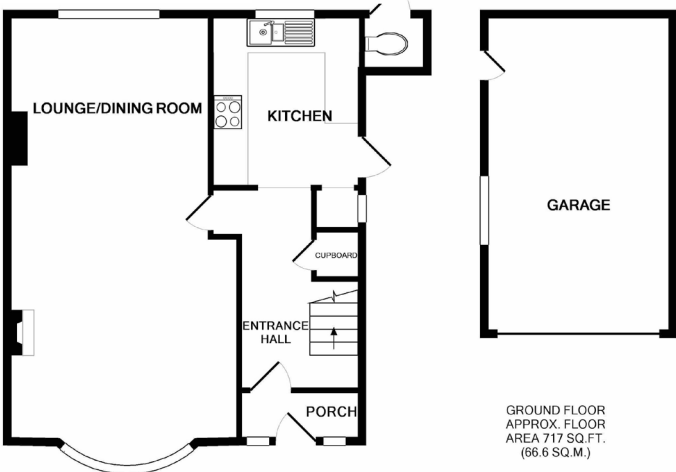
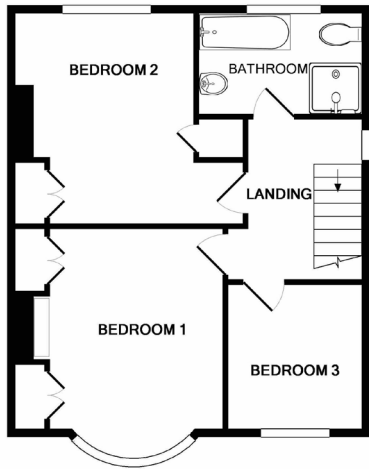
Council Tax Band: Currently Band D

### Directions

From Newton Abbot take the A381 Totnes Road, passing Asda on the right hand side. Turn right at Bakers Park into Steppes Meadow.

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.

### Floor Plans - For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 1211 SQ.FT. (112.5 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2018

### Energy Performance Certificate

Full report available on request

