



Newton Abbot

- Well-Presented Semi-Detached Bungalow
- 1 Bedroom
- Lounge/Diner
- Fitted Kitchen & Bathroom
- Electric Heating & Double Glazing
- Front & Rear Gardens
- Sought-After Cul-De-Sac
- No Upward Chain

Asking Price:

£150,000

Freehold

EPC RATING: TBC

15 Emblett Drive, Newton Abbot, TQ12 1YJ - Draft

This well-presented semi-detached bungalow is suited to a wide range of purchasers, particularly those looking for a quiet and well maintained property. The accommodation comprises an entrance hallway, modern kitchen, lounge/diner with pleasant aspect through patio doors, a double bedroom and a bathroom. Night storage heating and double glazing are installed. There is no onward chain and viewings are recommended.

Emblett Drive is a sought after cul-de-sac in a quiet residential area of the popular market town of Newton Abbot. Local amenities include a convenience store, regular timetabled bus service, primary school and access for rural walks through Bradley Woods and Bakers Park. Newton Abbot town is easily accessed on foot via a convenient footpath. An Asda supermarket and the pedestrianised town centre is approximately 1 mile away.

Accommodation

The entrance hallway has a coats cupboard and leads to the lounge/diner enjoying a pleasant outlook to the garden via patio doors, night storage heater and fireplace. The kitchen is fitted with a modern range of white high gloss wall and base cupboards with rolled edge work surfaces and an integrated oven and hob. There is a double bedroom with built in mirror fronted wardrobes and a bathroom with white suite.

Ground Floor

Entrance Hallway	
Kitchen	8' 2" (2.49m) x 7' 8" (2.34m)
Lounge/Diner	14' 3" (4.34m) x 11' 0" (3.35m)
Bedroom	11' 2" (3.4m) x 8' 7" (2.62m)
Bathroom	

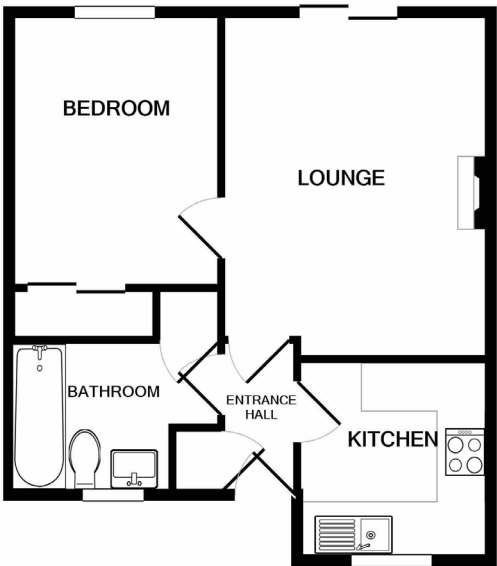
Outside

Outside there are easy to maintain gardens with lawn and path to front door. The rear has a paved patio, retaining wall and steps to a lawned area. The rear garden backs onto a field.

Agents Notes

Council Tax Band: Currently Band B

Floor Plans - For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 413 SQ.FT. (38.3 SQ.M.)

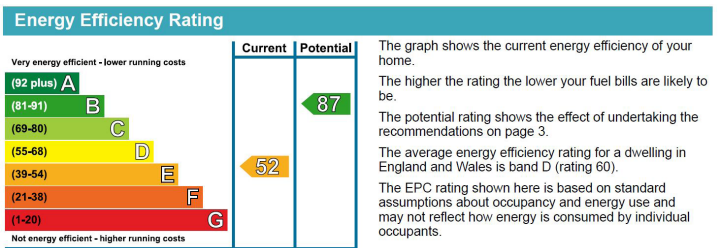
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
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Directions

From Newton Abbot take the A383 Ashburton Road, passing Coombeshead College. Turn immediately after the park on the left into Ogwell Mill Road. Take the first right, left and then right again into Emblett Drive.

Energy Performance Certificate

Full report available on request



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.