



Newton Abbot

- Modern Semi-Detached House
- 2 Bedrooms
- Smart Modern Kitchen & Bathroom
- Ground Floor Cloaks/WC
- Level Enclosed Garden
- Gas Central Heating & Double Glazing
- 2 Allocated Parking Spaces
- No Upward Chain

Asking Price:

£200,000

Freehold

EPC RATING: B89

24 Meadow Rise, Newton Abbot, TQ12 1GD

A modern semi-detached house with smart face brick elevations situated on the popular Fairways development. Offered for sale vacant and with no upward chain, the property has a level lawned garden at the rear which is fully enclosed with 2 boundaries having matching brick. From the garden, a gate opens to parking for 2 vehicles.

The Fairways development is located on the desirable Highweek side of Newton Abbot approximately 1.5 miles from the town centre.

Accommodation

Inside the house includes an entrance hallway with storage cupboard off and door to a useful cloakroom/WC. A smart modern kitchen with integrated oven, hob and cooker hood overlooks the front of the property. The lounge overlooks the rear with French doors to the garden. On the first floor are 2 bedrooms and a bathroom/WC with up-to-the-minute suite including an electric shower over the bath.

Outside

Level enclosed lawned garden to the rear.

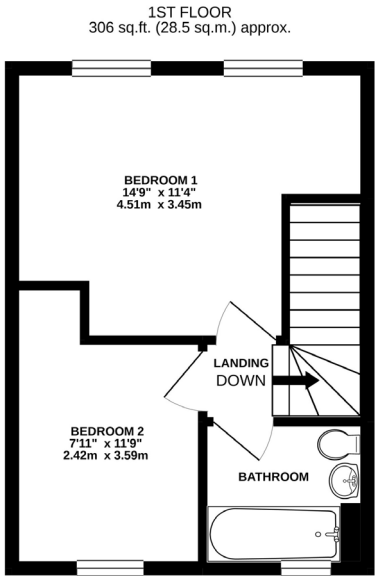
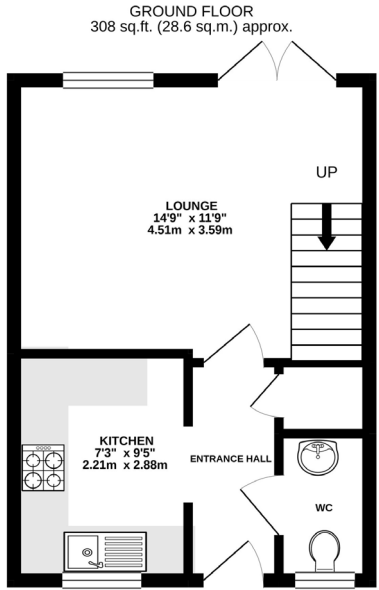
Parking

2 spaces adjoining the rear garden.

Agents Notes

Council Tax Band: Currently Band B

Floor Plans - For Illustrative Purposes Only



TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) 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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Directions

From the Penn Inn roundabout at Newton Abbot follow signs for Totnes. At the Asda supermarket traffic lights turn right following signs for Ashburton. Turn left at the second set of traffic lights and then at the roundabout take the first exit left onto Ashburton Road A383. Take the 10th turning on the right into Primrose Drive leading into Meadow Rise.

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.

Energy Performance Certificate

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