



Newton Abbot

- Semi-Detached House
- 3 Bedrooms
- Kitchen/Diner
- Family Bathroom
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Cul-De-Sac Location
- Viewing Highly Recommended

Asking Price:

£195,000

Freehold

EPC RATING: D65

1 Foxley Crescent, Newton Abbot, TQ12 1PE

This neatly presented semi detached house is beautifully situated in a quiet cul-de-sac. The spacious family home has accommodation comprising an entrance hallway, lounge, and a bright and airy kitchen /diner. Upstairs there are 3 bedrooms and a modern fitted family bathroom with a matching white suite. The property has been well maintained over recent years, gas central heating and upvc double glazing are installed.

Foxley crescent is a tucked away cul de sac in the popular Bradley Barton area of Newton Abbot. It's a short walk away from a convenience store, as well as primary and secondary schools. Newton abbot town centre with its wide range of amenities including cinema, pubs and a variety of shops is easily accessible via a useful footpath approximately half a mile away.

Accommodation

Ground Floor

Entrance Hallway

Lounge 14' 10" (4.53m) x 12' 12" (3.96m)
Kitchen/Diner 14' 1" (4.29m) x 8' 11" (2.72m)

First Floor

Bedroom 1 14' 10" (4.53m) x 9' 12" (3.04m)
Bedroom 2 9' 11" (3.03m) x 8' 11" (2.72m)
Bedroom 3 9' 5" (2.88m) x 5' 8" (1.73m)
Bathroom

Outside

Outside there is an area of lawned frontage and an excellent garden to the rear which is mainly laid to lawn. The rear is fully enclosed, is surprisingly private and benefits from a large covered storage area to the side.

Parking

On Street Parking.

Agents Notes

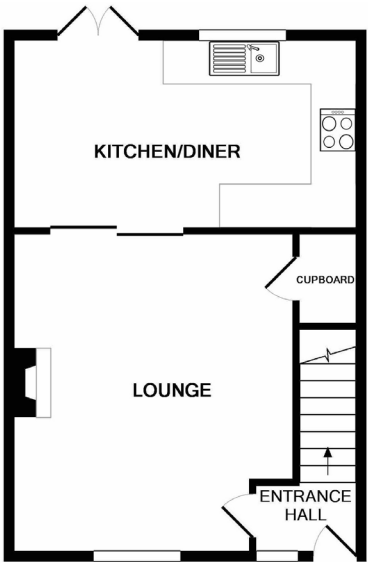
Council Tax Band: Band B

Directions

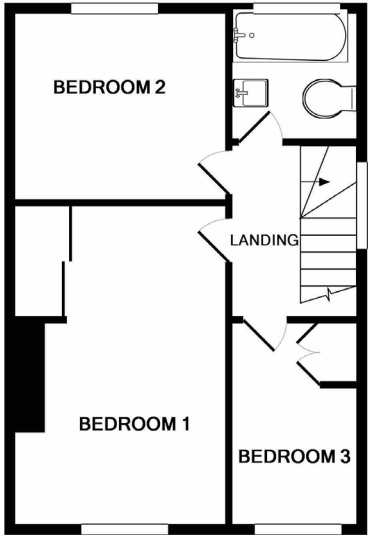
From Dyrons Roundabout, take the Ashburton Road (towards the A38). Take the third exit on the left (after the play park) into Barton Drive. Follow the road around and take the second right into Foxley Crescent, then immediately right and the house can be found at the end of the cul-de-sac.

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.

Floor Plans - For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)
(69.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 748 SQ.FT.

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 ©2011

Energy Performance Certificate

Full report available on request

