



Newton Abbot

- Immaculate Detached Family Home
- 4 Bedrooms
- Lounge With Bay Window
- Superb Kitchen/Diner
- Smart Shower Room/WC & Additional WC
- Double Garage & Driveway Parking
- Gas Central Heating & Double Glazing
- Cul-De-Sac Location

Asking Price:

£285,000

Freehold

EPC RATING: C70

42 Hunterswell Road, Newton Abbot, TQ12 1SF - Draft

A spacious and superbly-presented detached family home situated within a popular development, a short distance from the town centre. The tastefully-presented accommodation boasts four bedrooms, a good-sized lounge and a beautiful and extensively fitted kitchen/dining room. There is also a cloakroom/WC and modern shower room. Gas central heating and double glazing are installed and outside there are easy to maintain gardens and a double garage. Internal viewings are strongly recommended to appreciate this quality property.

Hunterswell Road is a desirable cul-de-sac in the Bradley Barton area of Newton Abbot. The property is approximately 10 minutes' walk from the town centre and its wide range of amenities. Bradley Barton is convenient for primary and secondary schools and local parks. For the commuter the A38 Devon Expressway to the port city of Plymouth and the cathedral city of Exeter is approximately 3 miles away.

Accommodation

The entrance hallway has stairs to first floor with cupboard under and cloakroom/WC. The lounge has a walk-in bay window to front. The kitchen/dining room is superbly appointed with an extensive modern range of units with integrated oven and hob, tiled flooring and French doors leading to the garden. Upstairs there are four bedrooms and a modern shower room.

Ground Floor

- Entrance Hallway
- Lounge 18' 10" (5.74m) x 10' 8" (3.25m)
- Kitchen/Diner 19' 5" (5.92m) x 10' 2" (3.1m)
- Cloaks/WC

First Floor

- Bedroom 1 10' 9" (3.28m) x 10' 4" (3.15m)
- Bedroom 2 9' 6" (2.9m) x 8' 9" (2.67m)
- Bedroom 3 10' 3" (3.12m) x 10' 0" (3.05m)
- Bedroom 4 9' 0" (2.74m) x 8' 1" (2.46m)
- Shower Room

Outside

The front garden is laid to lawn and the rear garden has been landscaped for ease of maintenance and comprises a paved patio and AstroTurf.

Parking

Outside to the front there is a double width driveway providing ample parking leading to the double garage, with courtesy door to the garden. There is an additional brick paved hardstanding to the side.

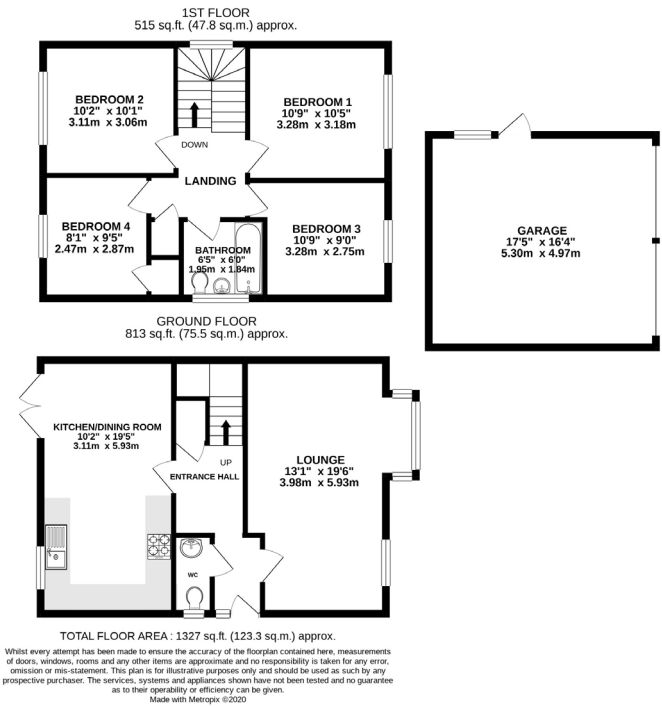
Agents Notes

Council Tax Band: Currently Band D

Directions

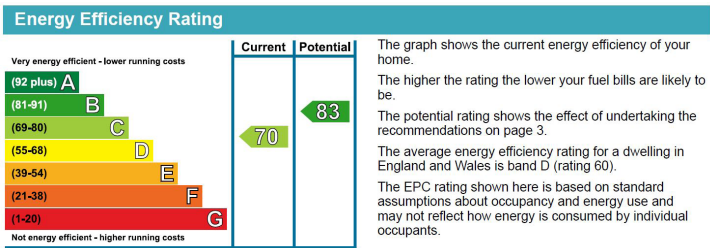
From Newton Abbot take the A383 Ashburton Road. Take the third left into Barton Drive. Take the fifth right into Hunterswell Road.

Floor Plans - For Illustrative Purposes Only



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.