



Newton Abbot

- Well-Presented Terraced House
- 3 Bedrooms
- Lounge & Kitchen / Diner
- Bathroom
- Double Glazing & Gas Central Heating
- Low Maintenance Enclosed Rear Garden
- Off Road Allocated Parking
- No Upward Chain

Asking Price:

£190,000

Freehold

EPC RATING: C69

12 Foxley Crescent, Newton Abbot, Devon, TQ12 1PE - Draft

This tastefully presented and spacious modern terraced home is situated in an elevated position on the outskirts of Newton Abbot and offered for sale with no onward chain. Boasting three bedrooms, a modern fitted kitchen, gas central heating, double glazing, an enclosed garden and off road parking the property will make an ideal first purchase, family home or investment for letting.

Foxley Crescent is a quiet cul-de-sac in the popular residential area of Bradley Barton. Local amenities include primary and secondary schools, a general convenience store and access to popular Bakers Park. Newton Abbot town centre is located approximately ¾ mile away and is easily accessed with well-placed footpaths and a timetabled bus service operating from Ashburton Road. The town offers a wide range of amenities including supermarkets and high street, mainline railway station, hospital, cinema, parks and a variety of shops.

Accommodation

The entrance hallway leads to an open plan L-shaped living area which offers spacious, light and airy living accommodation comprising lounge with wood flooring, feature fireplace and opening to a modern fitted kitchen/dining room and patio doors to outside. Upstairs there are three good sized bedrooms and a bathroom/wc.

Ground Floor

Entrance Hallway

Lounge 14' 6" (4.42m) x 13' 1" (3.99m)
Kitchen / Diner 15' 11" (4.85m) x 8' 11" (2.72m)

First Floor

Landing 14' 6" (4.42m) x 10' 1" (3.07m)
Bedroom 1 10' 1" (3.07m) x 8' 11" (2.72m)
Bedroom 2 9' 5" (2.87m) x 5' 8" (1.73m)
Bedroom 3
Bathroom

Outside

Outside the south facing low maintenance tiered garden is a sun trap on sunny days and is presented over several paved areas. It backs onto an open green area, ideal for dog walking. The front garden is mainly gravelled for ease of maintenance, with mature shrubs.

Parking

There is an off road allocated parking space for one vehicle to the front of 12a.

Agents Notes

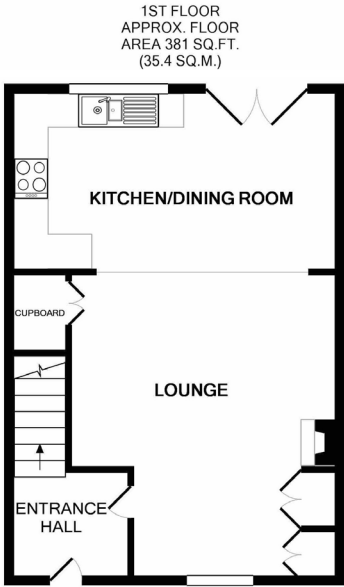
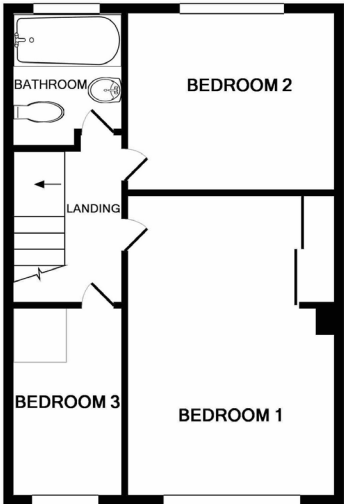
Council Tax Band: Currently Band B

Directions

From Dyrans 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 ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.

Floor Plans - For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 764 SQ.FT. (70.9 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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Full report available on request

