



Newton Abbot

- Well-Presented Semi-Detached House
- 3 Bedrooms (Master En-Suite)
- Lounge & Kitchen/Diner
- Bathroom & Ground Floor cloaks/WC
- Gas Central Heating & Double Glazing
- Garage to the Rear
- Enclosed Rear Garden
- Popular Development

Asking Price:

OIEO £240,000

Freehold

EPC RATING: B83

32 Meadow Rise, Newton Abbot, TQ12 1GD

A modern and well-presented semi-detached home in a sought-after area on the outskirts of Newton Abbot. Boasting three bedrooms, master en-suite, there is also a lounge and superbly fitted kitchen/dining room and bathroom. Gas central heating and double glazing are installed and outside there is an enclosed and level rear garden and garage. This spacious family home will appeal to a wide range of buyers.

Situated just off the Ashburton Road on the fringes of the market town of Newton Abbot, Meadow Rise is located with easy access to the A38 Devon Expressway and local primary and secondary schools. A short drive away is Newton Abbot's town centre with vibrant high street, wide range of shopping, business and leisure facilities and a mainline railway station.

Accommodation

The entrance hallway has a tiled floor, stairs to first floor and a cloakroom/WC. The spacious lounge has an outlook to front and leads to a good sized kitchen/dining room with outlook and French doors to the rear garden and is extensively fitted with a modern range of units, integrated oven and hob and spaces for appliances. From the first floor landing there are three bedrooms, master with an en-suite shower room and there is also a modern family bathroom.

Outside

Outside there is an enclosed rear garden enjoying a sunny aspect with small level lawn, paved patio, timber decked patio with pergola and flower and shrub borders.

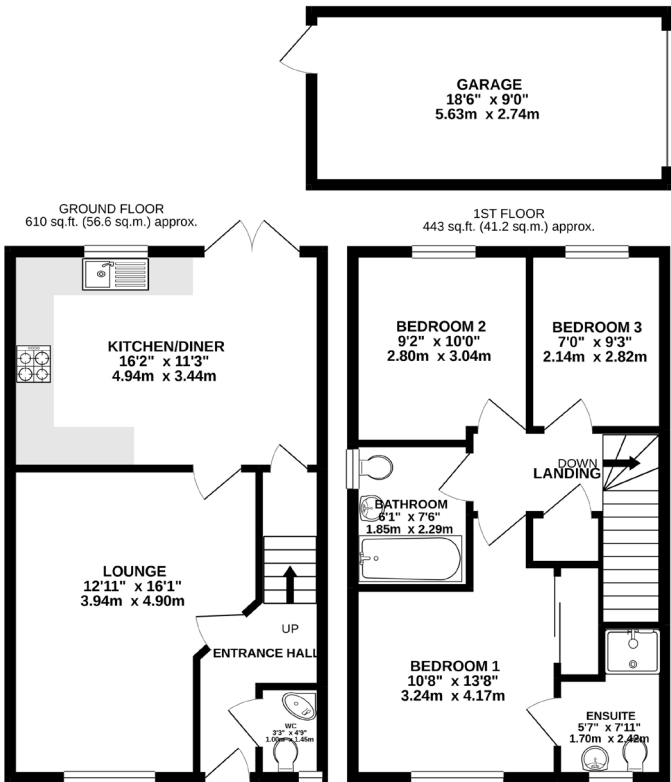
Parking

The garage has a metal up and over door and courtesy door to the garden.

Agents Notes

Council Tax Band: Currently Band C

Floor Plans - For Illustrative Purposes Only



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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

Full report available on request

