



45 Rosemary Avenue
Newton Abbot, Devon, TQ12 1NT

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





45 Rosemary Avenue

Newton Abbot, Devon, TQ12 1NT

Renovated by the current owner, a beautifully presented detached three-bedroom home occupying an elevated position with integral garage, front and rear garden and countryside views.

Arranged over three floors the accommodation comprises entrance porch, giving access to the hallway through to two double bedrooms, and a shower room. The sitting room is well-presented with a gas log effect fire, the modern open plan kitchen/dining room is well-equipped with integrated appliances, and the dining space has a Juliet balcony with bi-fold doors to enjoy the countryside views. To the first floor is a lovely bright and airy, substantial master bedroom with dressing area and a large en-suite with shower cubicle and bath. The lower ground floor offers a home office and access to the garage with cloakroom. There is access to storage area with potential for further development.

To the front of the property a driveway leads to the garage with steps leading up to a patio area with established plants below, from the patio area there is access to the porch and a pathway leading to the rear garden. The rear garden is arranged over three levels with a patio area and two areas of lawn.

Services: Mains electric, water and drainage. Gas central heating.

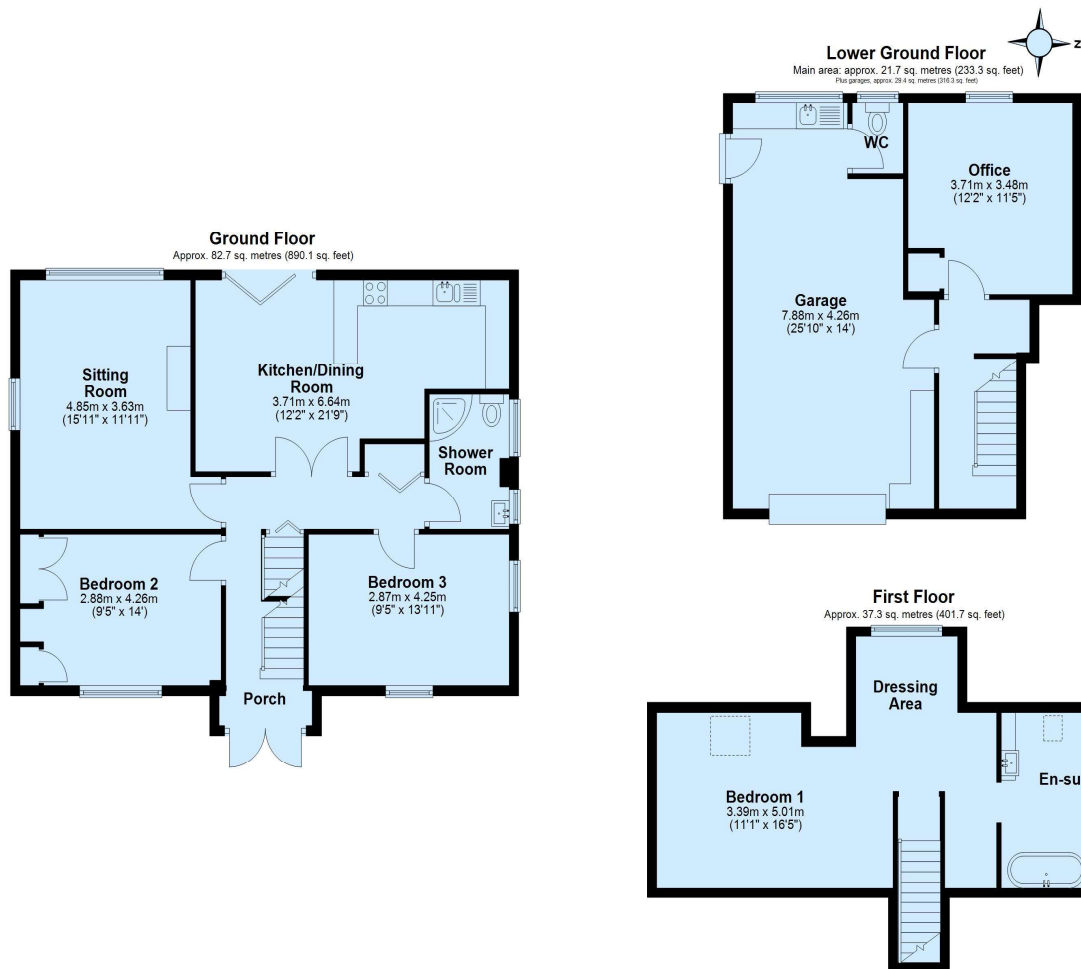
The historic market town of Newton Abbot is close to Devon's English Riviera and is noted for its horse racing and vibrant local markets. There is a good range of shops, supermarkets, restaurants and professional services. There is a mainline railway station which provides direct access to London in approx. two and a half hours. The A380 is close by providing access to Torbay, Exeter and the M5.

KEY FEATURES

- Beautifully presented throughout
- Renovated by the current owner
- Light and airy accommodation
- Countryside views
- Driveway parking and garage
- Wrap-around gardens
- 3 bedrooms, 2 bathrooms

BEDS 3 | BATHS 2 | RECEPTS 2 | EPC D | COUNCIL TAX Band D | TENURE Freehold

Marchand Petit, Waterside The Plains, Totnes, Devon, TQ9 5YS Tel: 01803 847979
totnes@marchandpetit.co.uk www.marchandpetit.co.uk



Main area: Approx. 141.7 sq. metres (1525.0 sq. feet)
Plus garages, approx. 29.4 sq. metres (316.3 sq. feet)



IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS