



Newton Abbot

3x  1x 

ENERGY
RATING
D68

- Video Walk-through Available
- Modern Semi Detached House
- Large Corner Plot
- 3 Bedrooms
- Lounge & Conservatory

- Kitchen/Dining Room
- Bathroom/WC
- Loft Room & WC
- Garage, Driveway & Additional Space
- Internal Viewing Recommended

Guide Price:
£280,000
FREEHOLD

1 Valley Path, Newton Abbot, TQ12 1YQ



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

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This impressive three-bedroom semi-detached house presents an excellent opportunity for families and professionals seeking a modern and spacious home in a highly sought-after location. Set on a generous corner plot, this well-maintained property combines contemporary living spaces with versatile accommodation, making it ideal for a variety of lifestyles. A video walk-through is available for prospective buyers, offering a convenient way to explore the interior and thoughtful layout before arranging an in-person visit. Internal viewing is highly recommended to fully appreciate the quality and scope of this attractive home.

Situated in a popular residential area, the property enjoys a quiet yet convenient setting with easy access to a wide range of local amenities. Nearby, residents will find reputable schools, local shops, and leisure facilities, as well as excellent transport links that provide straightforward connections to surrounding towns and city centres. The neighbourhood is known for its welcoming community atmosphere, making it a desirable choice for families and those looking to settle in a friendly environment.

The Accommodation:

The accommodation is arranged over two floors and offers well-proportioned rooms throughout. On the ground floor, a spacious lounge provides a comfortable area for relaxation and entertaining with a modern kitchen/dining room off which in turn leads to a conservatory offering an additional reception space with views over the garden.

Upstairs, the property features three bedrooms and a bathroom along with access to a useful loft room and cloakroom/WC.

Parking:

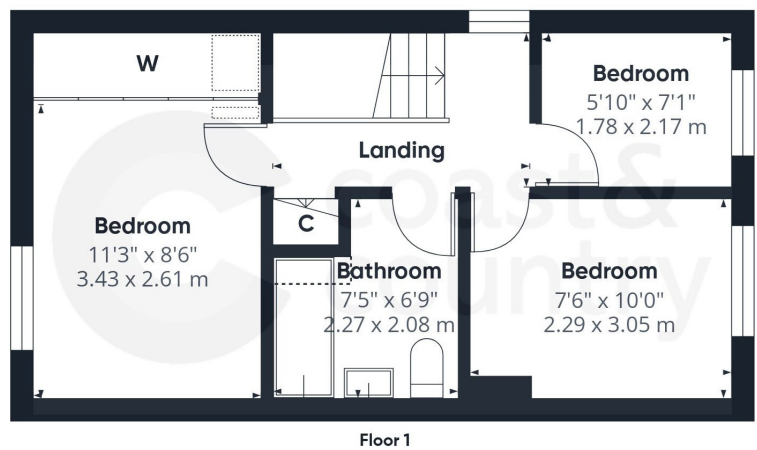
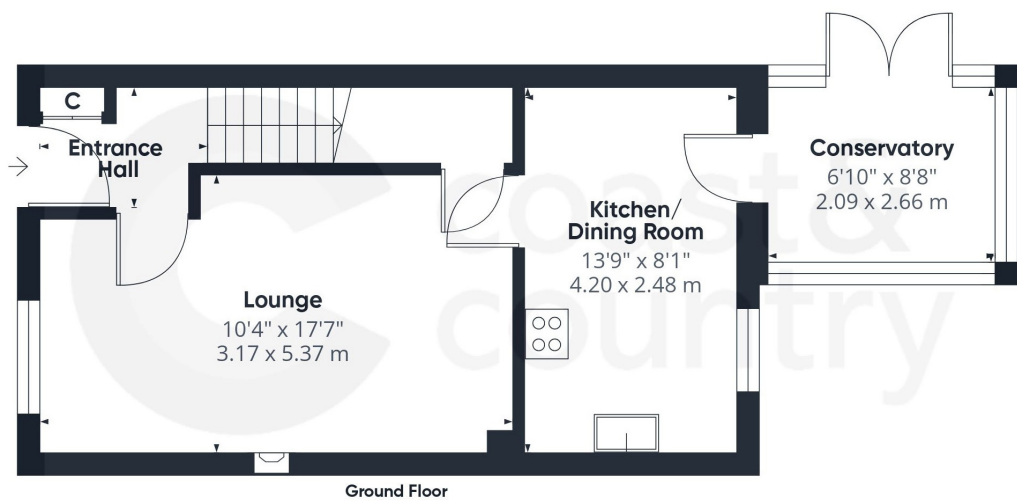
Ample driveway parking along with a garage in nearby block and a further parking space close by.

Gardens:

Outside the gardens are of a generous size being a corner plot, with lawns, patio and raised borders.



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Approximate total area

896 ft²
83.3 m²

Reduced headroom

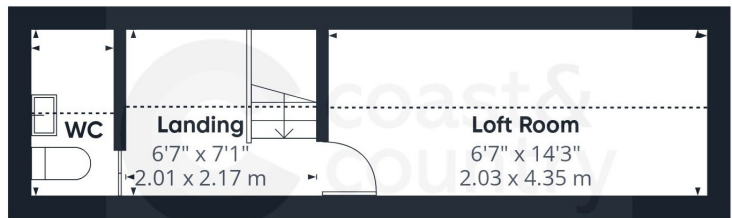
66 ft²
6.1 m²

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

We have not been able to locate evidence that the loft conversion complies with current building regulations.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.