



## Newton Abbot

4x  1x 

ENERGY RATING D65

- Video Walk-through Available
- Semi-Detached House
- 4 Bedrooms
- Lounge With Doors To Garden
- Contemporary Kitchen/Diner

- Family Bathroom & Separate WC
- Lawned Garden With Raised Deck & Patio
- Summerhouse & Hobby Room/Office
- Off-Road Parking For Two Cars
- Popular Residential Area

**Guide Price:**  
**£325,000**  
FREEHOLD

# 30 Lime Tree Walk, Newton Abbot, TQ12 4LF



1000s of homes sold in Teignbridge

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

## 30 Lime Tree Walk, Newton Abbot, TQ12 4LF

A four-bedroom, semi-detached family home situated in a favoured residential road within Milber. Having undergone improvement by the current seller the well-presented and versatile accommodation boasts a dual aspect modern kitchen/dining room, lounge with wood burner, cloakroom/WC, four bedrooms, one of which is on the ground floor and a family bathroom. Gas central heating and uPVC double glazing are installed and outside to the front there is ample off-road parking on the drive, and the rear garden has a decked terrace, lawn and a selection of outbuildings making an ideal gym, home office or treatment room. Internal viewings come highly recommended to appreciate the location and accommodation on offer.

Lime Tree Walk is situated in the popular Milber residential area of Newton Abbot, approximately one mile from the town centre and its wide range of shopping, business and leisure amenities. For the commuter the property is about 3/4 mile from the A380 dual carriageway linking Torbay with Exeter (M5) and the mainline railway station with direct links to London Paddington.

### The Accommodation:

A uPVC, part obscure, double-glazed entrance door leads to the entrance porch with uPVC double-glazed window to side and opening to the kitchen/dining room which is fitted with an extensive and modern range of grey high gloss wall and base units with work surfaces, matching island, inset single drainer sink unit, built-in oven and hob with space for fridge/freezer, uPVC double-glazed windows to front and rear and a uPVC part double-glazed door to outside. The inner hallway has stairs to first floor and a cloakroom/WC with low-level WC, wash basin and uPVC obscure double-glazed window. The lounge has a woodburning stove with shelving and cupboard to either side and two uPVC double-glazed doors to outside. Also on the ground floor is bedroom floor with a double-glazed window. Upstairs on the first floor the landing has access to loft and bedrooms one and two both have uPVC double-glazed windows to rear enjoying pleasant views. Bedroom three has a uPVC double-glazed window to front and the bathroom has a modern white suite comprising panelled shower bath with shower over, screen and tiling to surround, low-level WC, pedestal wash basin, part tiled walls to dado level, tiled flooring and uPVC obscure double-glazed window.

### Parking:

Outside to the front the property boasts two brick paved parking areas providing off-road parking for two cars.

### Gardens:

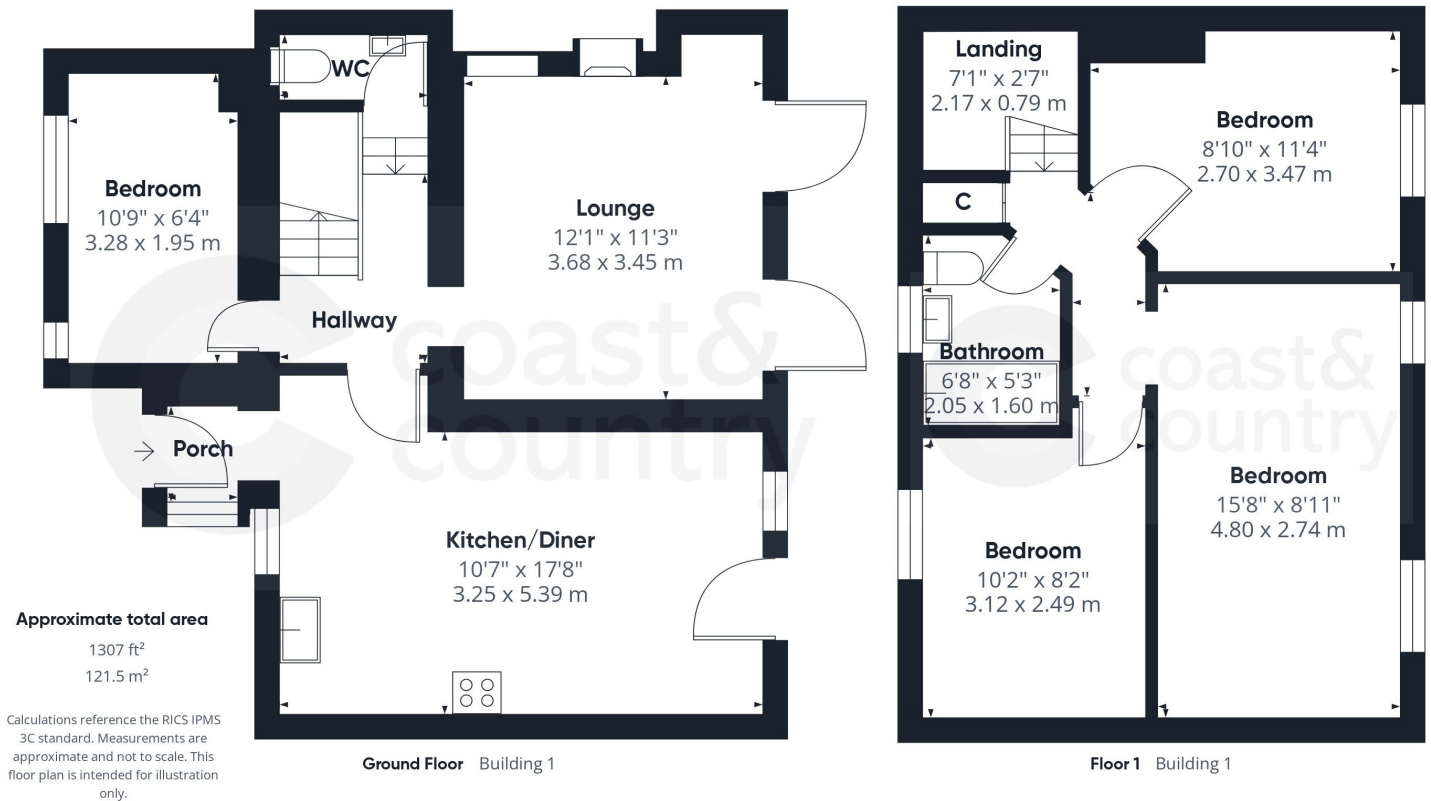
The rear garden which has a raised timber decked area with wooden balustrade and steps down to a paved patio and path with level lawn. There are a number of wooden outbuildings, one of which currently houses a hot tub and sauna. The other wooden outbuildings include a utility, stores and a gym which would be suitable for a home office or treatment room. To the front of the property there is a bin store and paved path leading to front door and a path which extends alongside leading to the rear garden.

### Directions:

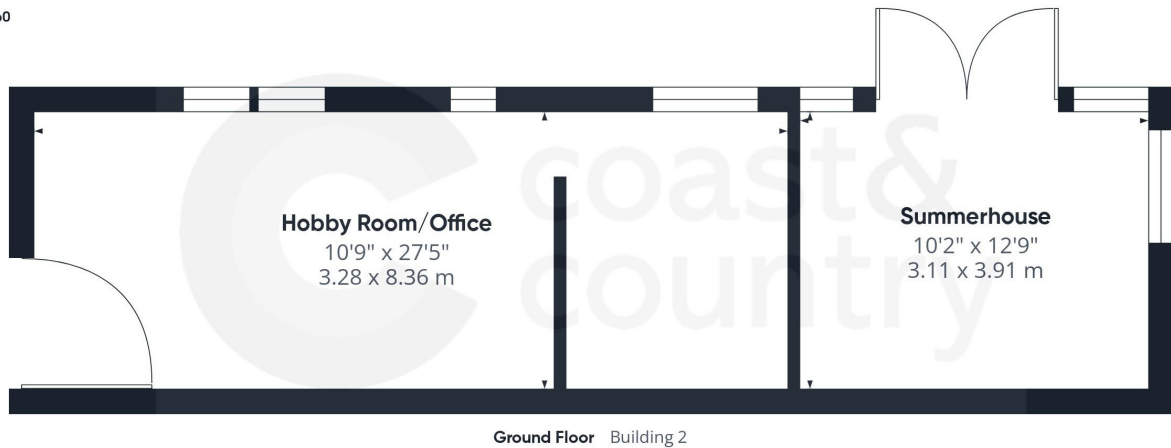
From Newton Abbot town centre head along Torquay Road towards The Penn Inn roundabout. Take the second exit and keep in the right hand lane. At the lights turn right into St Marychurch Road and then first right into Pinewood Road and then second left into Lime Tree Walk and the property can be found on the right.



# 30 Lime Tree Walk, Newton Abbot, TQ12 4LF



GIRAFFE360



## Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

We have not been able to locate a HETAS certification for the wood burner.

Hot tub is available to purchase by separate negotiation.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 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.