



Newton Abbot

3x 1x

ENERGY RATING C69

- Video Walk-through Available
- Semi-Detached House
- 3 Bedrooms
- Dual Aspect Lounge/Diner
- Modern Kitchen
- Family Bathroom & Downstairs WC
- Tiered Garden with Patio
- Driveway & Single Garage
- Far Reaching Views
- Popular Residential Location

Guide Price:
£260,000
FREEHOLD

145 Drake Road, Newton Abbot, TQ12 4HN



1000s of homes sold in Teignbridge

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

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A mature three-bedroom semi-detached family home situated in a small cul de sac within this popular residential location. Offering spacious accommodation including three bedrooms and a large dual aspect lounge/dining room along with a modern kitchen/breakfast room, modern bath/shower room and a cloakroom/WC, the property also boasts gas central heating and uPVC double glazing. Outside there is a tiered rear garden, driveway and garage. The property will make an ideal first purchase or family home and viewings come highly recommended.

Drake Road is situated within Buckland which is a popular and established residential area. Local amenities include a convenience store, primary school and a small parade of shops. Newton Abbot town centre is approximately 1 mile away and offers a wide range of shopping, business and leisure facilities. For the commuter the property is convenient for the A380 linking Torbay and Exeter (M5 beyond), a timetabled bus route and the mainline railway station.

The Accommodation:

A uPVC part obscure, double-glazed entrance door leads to the entrance porch with uPVC double-glazed windows and uPVC part obscure, double-glazed door to the hallway with stairs to first floor and door to the lounge/dining room which is dual aspect with uPVC double-glazed window to front and uPVC double-glazed French doors to the rear garden, door to kitchen and further door to rear porch with uPVC obscure, double-glazed door to outside and cloakroom/WC with low-level WC, wash basin and uPVC obscure double glazed window. The kitchen/breakfast room again is dual aspect with uPVC double-glazed windows to front and rear. The kitchen has been re-fitted with a modern range of grey high gloss wall and base units with rolled edge work surfaces, inset single drainer sink unit, built-in appliances including double oven and hob, fridge/freezer, dishwasher and plumbing for washing machine, wall mounted gas boiler and understairs cupboard.

On the first-floor, bedrooms one and two both have uPVC double-glazed windows to front enjoying views over Newton Abbot towards Dartmoor in the distance and bedroom two has a storage cupboard. Bedroom three has a uPVC double-glazed window to rear and storage cupboard. The bath/shower room has been re-fitted with a modern suite

comprising panelled bath with mixed tap/shower attachment, separate shower cubicle, low-level WC, pedestal wash basin, heated towel rail and uPVC obscure, double-glazed window.

Parking:

Driveway to the front leading to a single garage.

Gardens:

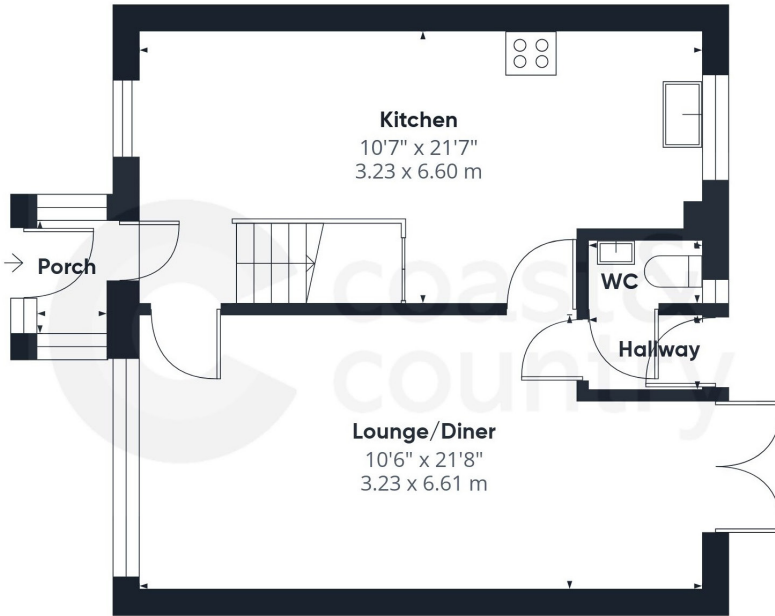
Outside to the front there is a gravelled area with path to front door and gate to side leads to the rear garden which has a paved patio with gravelled area and timber shed, brick retaining wall and steps leading to tiered areas with gravel, paving and lawn with border to rear boundary.

Directions:

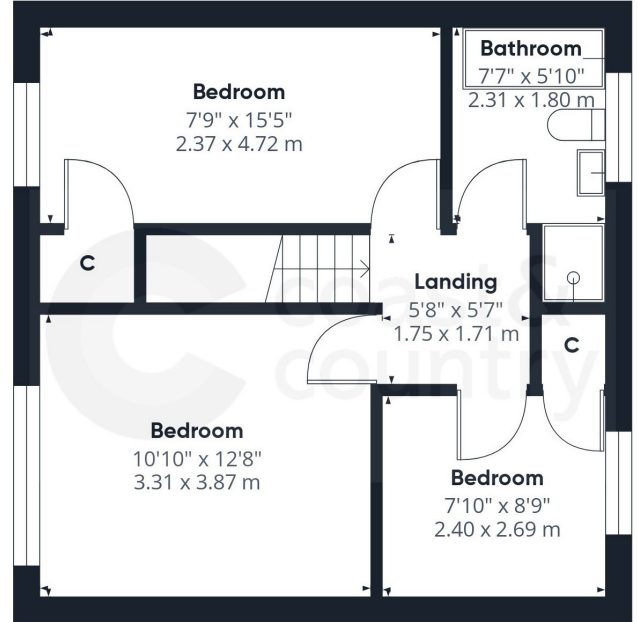
From the A380 Penn Inn roundabout take the Combeinteignhead exit. Continue straight ahead at the traffic lights up Shaldon Road. At the brow of the hill turn left into Haytor Drive. Follow the road until it becomes Drake Road. No 145 can be found in a small cul-de-sac off to the right.



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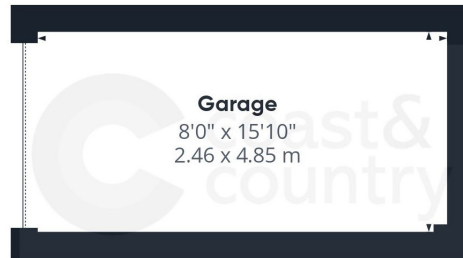
Ground Floor Building 1



Floor 1 Building 1

Approximate total area

1044 ft²
96.9 m²



Ground Floor Building 2

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

Construction: Concrete walls (thought to be Wimpey No-fines)

Tenure: Freehold

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

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plans - For Illustrative Purposes Only

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.