



Newton Abbot

4x  2x 

ENERGY
RATING
B84

- Video Walk-through Available
- Modern Detached House
- 4 Bedrooms (1 en-suite)
- Bright & Airy Lounge
- Kitchen/Diner and Utility
- Wide Driveway & Integral Garage
- Level Rear Garden
- Popular Location
- Well-Presented Throughout
- Ideal Family Home

Guide Price:
£450,000
FREEHOLD

30 Foxglove Close, Newton Abbot, TQ12 1ED



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A superb modern detached house presented in show home order and with a lovely level and particularly secluded rear garden.

Situated in a highly regarded cul de sac within the Fairways development itself located on the favoured Highweek side of Newton Abbot and just over 2 miles drive from the A38 Devon Expressway, the property was constructed by Redrow Homes and offers over 1200 Square Feet of accommodation

At the time of construction the property was subject to several upgrades compared to the standard finish. Within just a few minutes stroll is a parade of local shops including a small supermarket and also a timetabled bus route providing access into the town centre which is around 2 miles drive.

The Accommodation:

Stepping inside the light and airy accommodation is well planned and perfect for up to the minute living. An L shaped entrance hallway has stairs to the first floor and a recessed fitted cupboard. Over looking the front is the lounge with decorative fireplace. At the rear and with a window and sliding doors with twin full height side panels to the rear garden is the well appointed kitchen / diner with plenty of space for an easy chair and dining table and chairs. A comprehensive range of cabinets and ample roll top worksurfaces is complimented by a selection of integrated appliances including 2 eye level fan assisted ovens, an inset gas hob, cooker hood, fridge / freezer and dishwasher. Off the kitchen is a separate utility room with back door, plumbed appliance space and inset sink. Throughout the kitchen and utility is a sleek gloss tiled floor. Completing the ground floor is a useful cloakroom with wc and basin.

Moving up to the first floor an L shaped landing off which are both an airing cupboard and a particularly large linen cupboard. There are 4 well proportioned bedrooms, 3 with fitted wardrobes and the principal with a first class ensuite shower room

with oversized shower cabinet, wc and basin and completing the picture is a family bathroom.

Outside:

Lovely enclosed rear garden offering a well kept lawn paved terrace and pergola which offers a sunny aspect and much privacy.

Parking:

Good size integral garage with remote electric door. Double width driveway.



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Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Service Charge: Currently approximately £227 pcm.

Review Period: Annually.

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

The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is non-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. 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.