



Newton Abbot

4x  2x 

ENERGY RATING C69

- Video Walk-through Available
- Executive-Style Detached House
- 4 Bedrooms (Principal En Suite)
- Spacious Reception Hallway
- Lounge With Feature Fireplace
- Kitchen & Laundry Room
- Separate Dining Room
- Enclosed Landscaped Rear Garden
- Wide Driveway & Double Garage
- Cul De Sac In Sought After Location

OIEO:
£500,000
FREEHOLD

2 Moore Close, Newton Abbot, TQ12 4TH



1000s of homes sold in Teignbridge

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

2 Moore Close, Newton Abbot, TQ12 4TH

A superb, executive-style detached house situated in an exclusive cul de sac within the desirable Aller Park area of Newton Abbot.

The property is conveniently located for access to the A380 South Devon highway with the Penn Inn roundabout around a mile away. Newton Abbot town centre with its attractive range of national brands and independent traders, plenty of good restaurants, bars and coffee shops is around 2 miles away as is a selection of schools and mainline railway station.

The Accommodation:

Stepping inside, the property offers a well-planned and roomy layout and enjoys an open aspect to the rear over much of Newton Abbot and beyond. The front door opens through an enclosed vestibule into the main reception hallway which is spacious and an impressive feature of the property with a 180-degree turning staircase to the first floor with arch window at half landing height. There is a useful guest cloakroom off the hall. A spacious lounge has twin glazed doors from the hallway, a 3-sided window to the front and a patio door opening to a lovely, double-glazed conservatory opening to the garden. A separate dining room again with twin doors from the hallway enjoys the open aspect. Overlooking the front is a study. Updated over recent years is a well-planned kitchen with some integrated appliances off which is a separate plumbed laundry room. Moving up to the first floor a part galleried landing with recessed airing cupboard provides access to 4 bedrooms and a family bathroom with white suite. 3 of the bedrooms have fitted wardrobes and the principal a full en suite including a bath and separate shower cabinet.

Parking:

The property sits well back from the road and offers extensive parking on its smart brick paved driveway which in turn provides access to a detached double garage with remote electric doors.

Gardens:

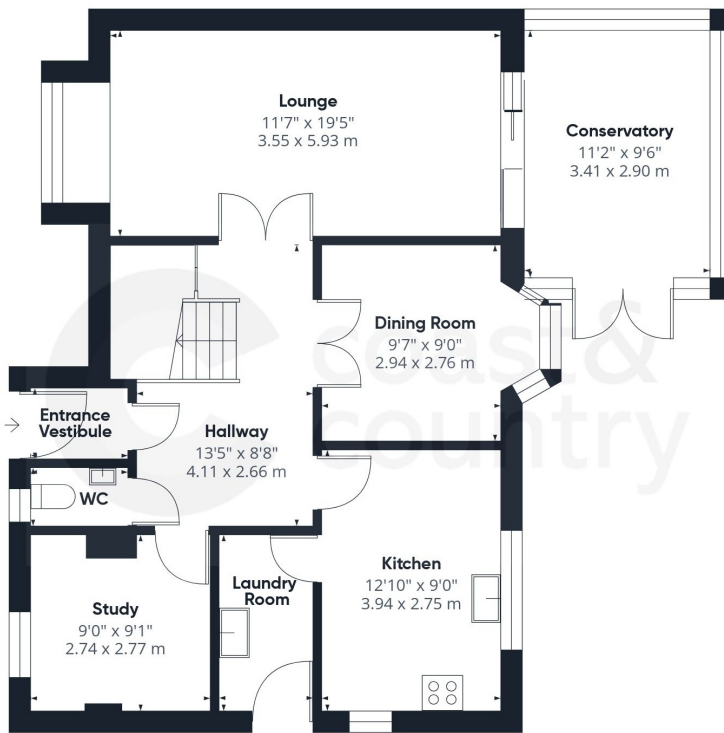
At the rear, the property has a delightful privately enclosed and attractively landscaped garden with various terraces, well-tended lawns, colourful planting and ornamental pond.

Directions:

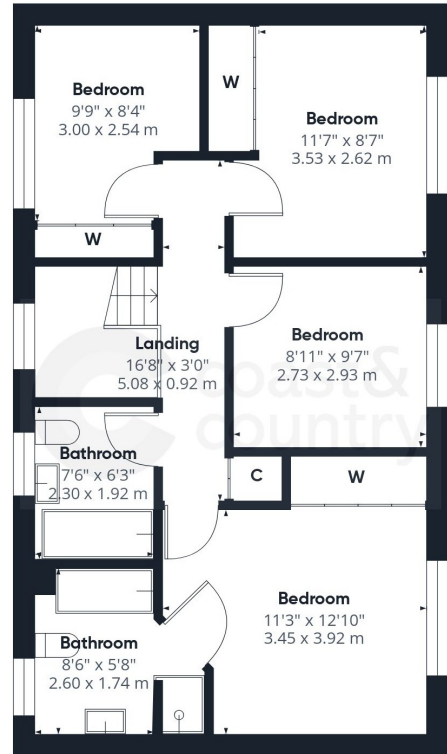
From the Penn Inn roundabout at Newton Abbot take the Milber exit (Shaldon Road) at the traffic lights turn right into St Marychurch Road. Take the second right into Aller Brake Road. Turn left into Birch Road and then take the second left into Fern Road. Follow the road around taking the second right into Moore Close.



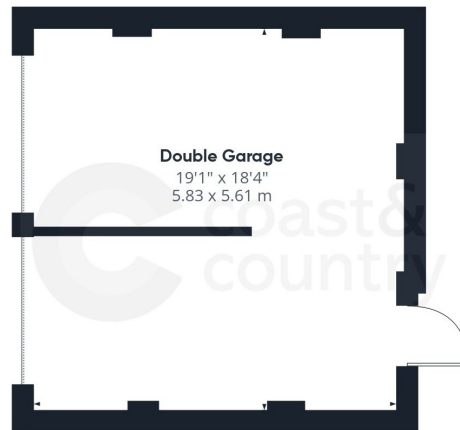
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area

1809 ft²
168.2 m²

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: Band F

Tenure: Freehold

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

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 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.