



36 Broadlands Avenue, Newton Abbot

Newton Abbot

£280,000

ABSOLUTE



36 Broadlands Avenue

Newton Abbot, Newton Abbot

Immaculate 3-bed semi on a corner plot with modern kitchen, spacious lounge, carport, potential to extend (STPP), close to amenities, schools, and transport. Ideal for families or professionals.

Council Tax band: TBD

Tenure: Freehold

- Three bedroom semi-detached family home
- Benefits from a generous corner plot
- Carport provides off road parking
- Presented in immaculate order throughout
- Modern fitted kitchen/breakfast room
- Contemporary fitted bathroom
- Located close to local amenities & transport links
- Potential to extend subject to usual consents



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Newton Abbot is a bustling market town with excellent amenities including high street shops, supermarkets, leisure facilities, and a hospital with an A&E department. For commuters, the property offers fantastic transport links: the A38 Devon Expressway provides easy access to Plymouth, Exeter, and the M5, while the nearby mainline train station connects to London Paddington.

Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP

01803 890110

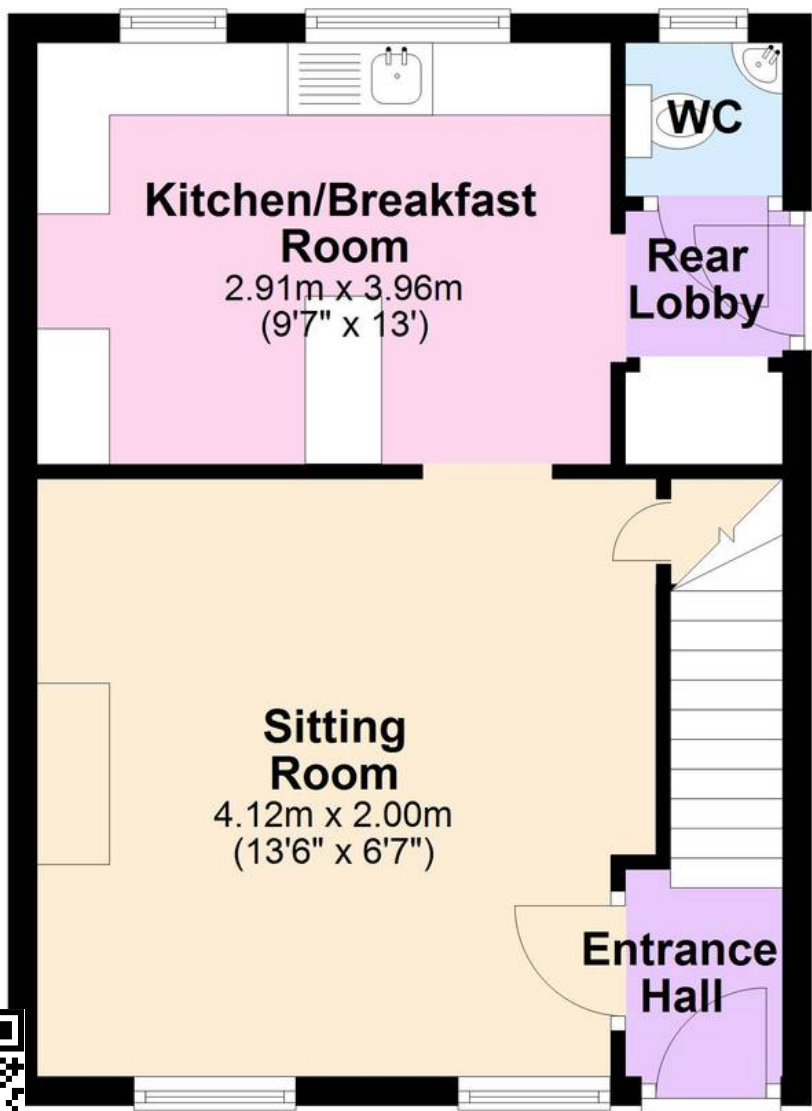
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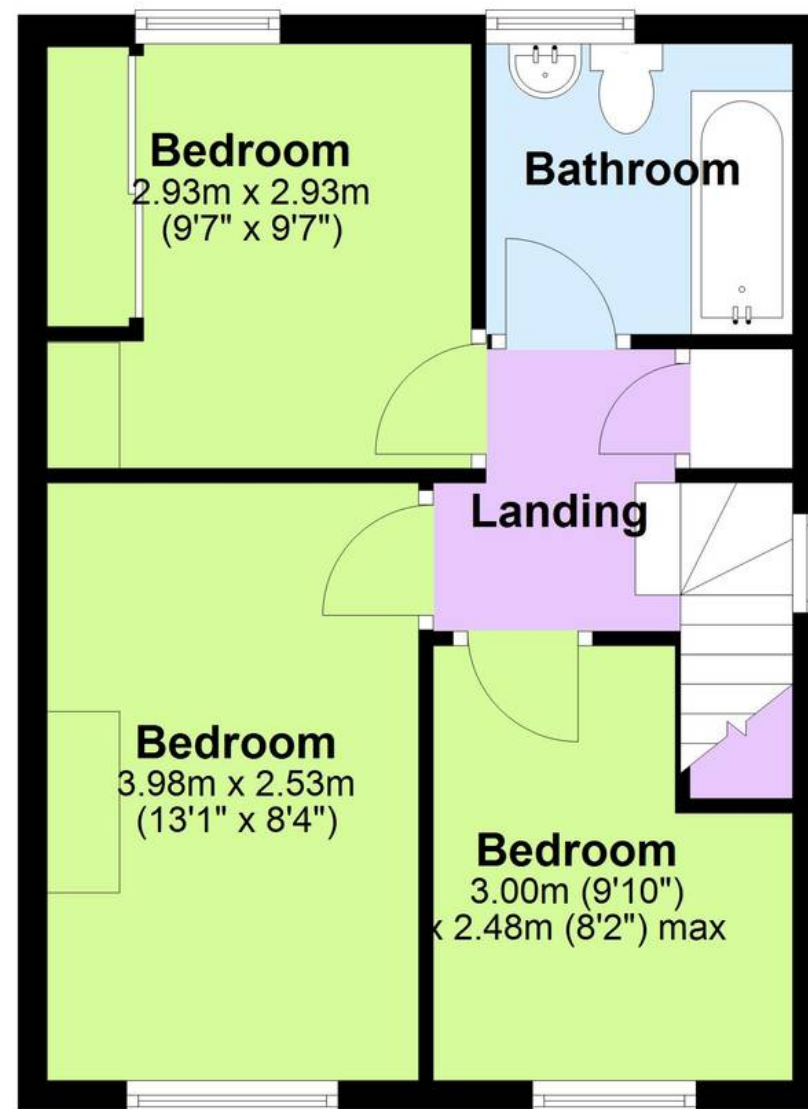
Ground Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



Total area: approx. 69.4 sq. metres (747.1 sq. feet)

