

Newton Abbot

- Virtual Tour/Online Viewings Available
- Modern Mid-Terraced House
- 3 Bedrooms (Master En-Suite)
- Lounge & Study/4th Bedroom
- Kitchen/Diner & Utility
- Car Port & Garage
- Enclosed Rear Garden
- Tucked Away Cul-de-sac

Guide Price:
£315,000
Freehold
EPC RATING: B83

26 Dell Court, East Street, Newton Abbot, TQ12 1FU- Draft

Coast & Country are delighted to have received instructions to market this three-bedroom mid-terrace modern property, situated just a five minute walk from the town centre of Newton Abbot. Combining modern living and a good amount of space with easy access to all the high street shops and local amenities, a mainline railway station and dual carriageways to Plymouth, Torbay, Exeter and the M5 beyond, this property will appeal to the busy modern family.

Accommodation:

Entering the property at ground level you enter an entrance hallway with stairs on the right leading to the first floor, door to the utility and downstairs W/C and further door allowing internal access to the good-sized garage which also has a separate storage space. Heading upstairs to the first floor, there is a good-sized lounge with both a window overlooking and French doors leading to the level, south facing garden. The room has ample space for two sofas and coffee table making it a great space to relax and entertain in. On this floor there is also a kitchen/diner which has built in dishwasher, fridge/freezer and electric oven and gas hob. To the front of the room is a Juliet Balcony which floods the room with natural light and this is the area designed for a table. Completing the first floor is a separate study, ideal for remote working, with ample space for a desk and chair and has views to the front of the property. This room would also make a good-sized single fourth bedroom. On the second floor is one well-proportioned single bedroom, a second double bedroom overlooking the back garden, a family bathroom with shower above the bath and a master double bedroom with walk-through wardrobe area and en-suite with a large shower, WC and basin.

Gardens:

The garden faces south and has a laid patio area which has been extended by the current owners across the width of the property, and AstroTurf for ease of maintenance.

Parking:

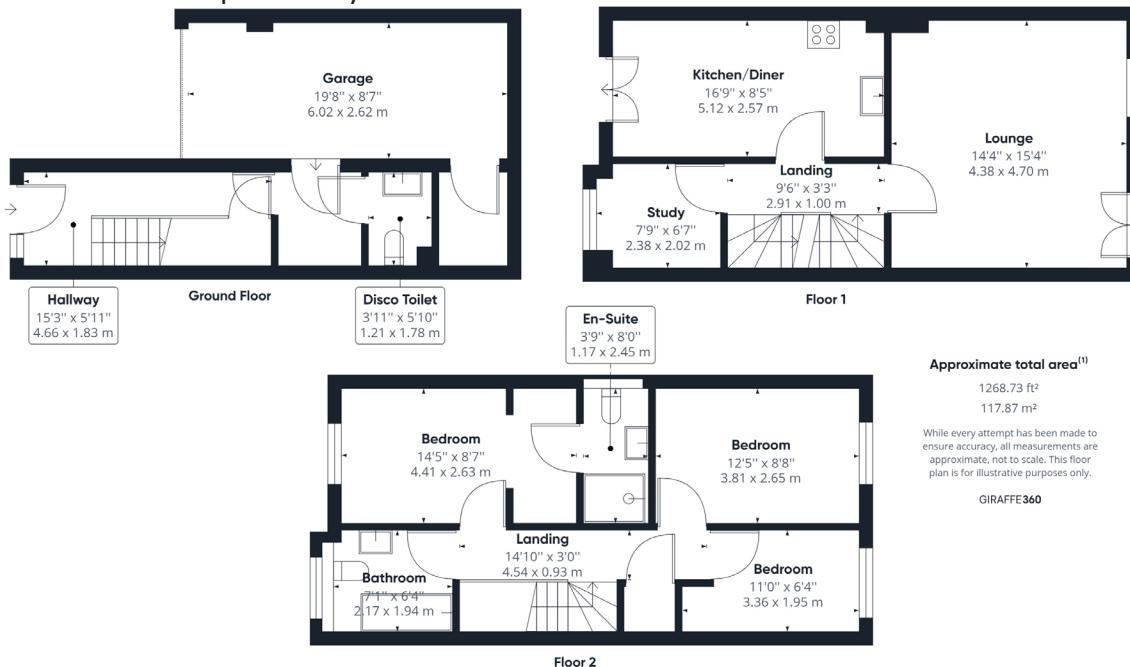
Below the property is an integral garage with car port in front.

Agents Notes:

Council Tax: Currently Band C

Service Charge: On modern developments, there is likely to be a service charge. The vendor has informed us that there is a £30pcm charge for upkeep of the road and communal outside spaces.

Floor Plans - For Illustrative Purposes Only



Approximate total area⁽¹⁾

1268.73 ft²

117.87 m²

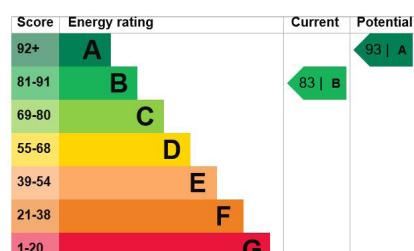
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Directions

From Newton Abbot's Penn Inn Roundabout take the exit for Newton Abbot and filter into the left hand lane and signs for Totnes. Follow the road as it becomes East Street, passing Sainsbury's Local and Albany Surgery on your left, take the next left into Webster Close. Take the first turning on the left into Dell Court.

Energy Performance Certificate



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 ± 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.