



Connells

Roedeer Close
Newton Abbot

Roedeer Close Newton Abbot TQ12 1YR

for sale offers in the region of
£375,000



Property Description

A beautifully presented three bedroom modern home offering well-proportioned accommodation arranged over two floors, together with a separate garage and attractive enclosed rear garden. The property combines a clean, contemporary interior with practical family accommodation and excellent outdoor space.

On entering, the welcoming hallway provides access to the principal ground-floor rooms and staircase to the first floor. The spacious lounge is a bright and comfortable reception room with ample space for sofas and additional furniture with patio doors providing direct garden access. The impressive kitchen/dining room is fitted with a good range of contemporary wall and base units, contrasting work surfaces and integrated fridge/freezer and dishwasher. There is generous room for a dining table, creating a sociable space for everyday meals and entertaining. Also on the ground floor is a useful utility room, together with a convenient cloakroom/WC, adding valuable practicality to the accommodation.

To the first floor are three generous bedrooms, providing flexibility for family living, guests or home working. The principal bedroom offers excellent space for bedroom furniture with an ensuite. The first floor also benefits from a family bathroom, providing useful facilities for a busy household.

Externally, the property has a particularly appealing enclosed rear garden, with artificial lawn, paved patio/terrace and planted borders. The garden is thoughtfully arranged to provide areas for outdoor dining, seating and relaxation, while the fencing offers a good degree of privacy. There is also useful space for potted plants and further landscaping with direct garage access.

The property additionally benefits from a separate single garage providing excellent storage and/or additional parking potential.

With approximately 109.6 sq m (1,180 sq ft) of total floor area, this is a well-sized modern home with a practical layout, three bedrooms, multiple bathroom facilities, a generous kitchen/dining space, separate garage and an attractive private garden.

Front Of The Property

Driveway to the side, established shrubs, side gate to the garden and uPVC door into the property.

Entrance Hallway

Stairs to the first floor and a wall mounted radiator.

Lounge

18' 6" x 10' 4" (5.64m x 3.15m)
Double glazed window to the front of the property, two wall mounted radiators and patio doors leading out to the rear garden.

Kitchen/Diner

18' 5" x 9' 4" (5.61m x 2.84m)
Double glazed windows to the front and side of the property, wall and base units, one bowl stainless steel sink/drainer, gas hob with extractor over, oven, integrated dishwasher, integrated fridge/freezer, space for dining table, two wall mounted radiators and door to the utility room.

Utility Room

Door to the rear of the property. base units, wall mounted gas boiler, plumbing for washing machine, door to the cloakroom and a wall mounted radiator.

Cloakroom

Wash hand basin, WC and a wall mounted radiator.

First Floor

Double glazed window to the rear of the property, storage cupboard and a wall mounted radiator.

Bedroom One

18' 6" x 10' 5" (5.64m x 3.17m)
Double glazed window to the front and side of the property, two wall mounted radiators and door to the ensuite.

Ensuite

Obscure double glazed window to the front of the property, shower, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

Bedroom Two

10' 7" x 8' 5" (3.23m x 2.57m)
Double glazed windows to the front and side of the property and a wall mounted radiator.

Bedroom Three

9' 3" x 7' 7" (2.82m x 2.31m)
Double glazed window to the side of the property and a wall mounted radiator.

Bathroom

Obscure double glazed window to the front of the property, bath with shower over and glass screen, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

Rear Of The Property

Enclosed low maintenance and well maintained rear garden which offers two tiers. The lower tier which has artificial grass to one side and an area of gravel to the other side. Steps through the middle lead to the upper tier which is paved and provides ample space for garden furniture. There is also direct access to the garage.

Garage

Up and over door.

Agents Note

We are aware that this property lies within a Conservation Area. Please contact the branch for more details.

Service Charge: TBC

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

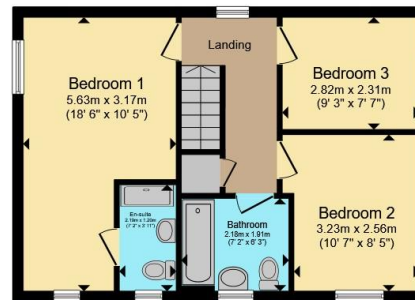




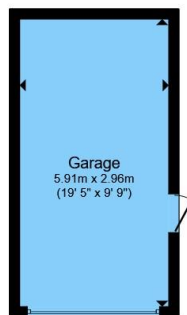




Ground Floor



First Floor



Garage

Total floor area 109.6 m² (1,180 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/NAB313515



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