



Meadow Rise, Newton Abbot, Devon, TQ12 1GD

£265,000

- Modern Detached Family Home
- Built by Redrow in 2012
- Three Bedrooms
- Master Bedroom with En-suite
- Family Bathroom
- Modern Kitchen Diner with Appliances
- Spacious Bay Fronted Living Room
- Good Size Garden
- Garage and Driveway Parking
- Highly Energy Efficient - EPC Rating: B

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DESCRIPTION

A lovely detached family home located on Meadow Rise on the outskirts of Newton Abbot. The property was built in 2012 by Redrow and has only been used as an occasional holiday home until the owners moved in full time in October 2015. The property has a spacious bay fronted living room, modern kitchen diner and cloakroom on the ground floor and three bedrooms (master ensuite) and family bathroom on the first floor. The property is very energy efficient and also benefits from a good sized garden, garage and driveway parking.

ENTRANCE

Double glazed front door with glazed panels opens into:

ENTRANCE HALL

Staircase to first floor with cupboard space under. Radiator. Wall mounted thermostat control for the heating on the ground floor.

CLOAKROOM

Tile effect vinyl flooring. UPVC obscured double glazed window to the front aspect. Low level WC. Corner wash hand basin with tiled splash back. Radiator.

KITCHEN DINING ROOM

18' 4" x 10' 5" plus door recess (5.59m x 3.18m) A lovely modern kitchen with tile effect vinyl flooring. A range of base and eye level units, all with soft closers. Stone effect laminate worktops and matching upstands. Built in appliances include; 'smeg' electric oven, microwave, 4 ring gas hob and extractor. Built in fridge/freezer. One and a half bowl stainless steel sink unit with mixer tap and drainer. Breakfast bar with shelving under. Under unit lighting. UPVC double glazed window to the rear aspect. UPVC double glazed French doors open out onto the patio and rear garden. Radiator. TV point. There is also a large cupboard with power, extractor fan, plumbing and space for washing machine

LIVING ROOM

11' 4" x 15' 5" plus Bay (3.45m x 4.7m) Bay fronted fitted with UPVC double glazed windows. There is a further UPVC double glazed window to the side aspect. Three telephone points. Radiator, TV aerial and satellite connection points.

FIRST FLOOR**LANDING**

Hatch to loft space. Two UPVC double glazed windows to the side aspect. Doors to all bedrooms and bathroom. Radiator. Door to cupboard housing the gas central heating boiler.

MASTER BEDROOM

11' 3" x 11' 10" (3.43m x 3.61m) A spacious room with large UPVC double glazed window to the front aspect. There are built in wardrobes with sliding doors concealing built in shelving and hanging rail. TV aerial point. Telephone point. Wall mounted thermostat which controls the heating to the first floor, radiator and door to:

ENSUITE SHOWER ROOM

Tile effect vinyl flooring, heated (electric and central heating) chrome towel rail/radiator, extractor fan and UPVC obscured double glazed window to the side aspect. There is a double shower enclosure with glazed sliding door and tiled walls. Wash hand basin and low level WC.

BEDROOM 2

11' 0" x 9' 11" (3.35m x 3.02m) With UPVC double glazed window to the rear aspect which looks over the rear garden, the roof tops of neighbouring houses and with the hills in the distance. TV point. Radiator.

BEDROOM 3

10' 8" x 7' 1" (3.25m x 2.16m) UPVC double glazed window to the rear aspect enjoying similar views to those of bedroom 2. Telephone point, TV point and radiator.

BATHROOM

6' 10" x 8' 2" into door recess (2.08m x 2.49m) UPVC obscured double glazed window to the front aspect. The bathroom is fitted with tile effect vinyl flooring and a modern white suite which comprises; low level WC, wash hand basin and panel bath with mixer tap, wall mounted shower and glazed shower screen. Part tiled walls. Heated (electric and central heating) chrome towel rail/radiator and there is also access to the cupboard housing the pressurised hot water cylinder.

OUTSIDE**GARAGE**

9' 8" x 18' 11" (2.95m x 5.77m) A single garage with metal up and over door and pitched roof. Lighting, power point and access via side door into the garden.

REAR GARDEN

The rear garden is accessed either from the kitchen, garage or via the path to the side of the property. It is predominantly laid to lawn with a good sized patio immediately off the back of the house. The garden is in two tiers with attractive stone and flower beds separating the two and a few steps lead from one to the other. The garden is enclosed with timber fencing and brick wall. Outside cold water tap.

FRONT

There is an attractive front garden which also has lawn edged with low hedging and shrubs. To the left hand side of the driveway is a shared garden area with shrubbery. A paved path leads from the driveway to the front door.

DIRECTIONS

Heading out of Newton Abbot proceed to the Ashburton Road. Stay on Ashburton Road and continue past Highweek on your right. Meadow Rise is the first of the new developments on the right hand side. Turn into Meadow Rise and the property will be found on the left hand side.

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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | 93 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92-100) A | | 96 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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