



## Newton Abbot

3x  1x 

ENERGY  
RATING  
C70

- Video Walk-through Available
- No Upward Chain
- Semi-Detached House
- 3 Bedrooms
- Lounge & Kitchen/Diner
- Modern Shower Room
- Garage & Gardens
- Potential for Extension (stp)
- Cul-de-sac Position
- Popular Established Location

**Guide Price:**  
**£240,000**  
FREEHOLD

5 Carew Gardens, Newton Abbot, TQ12 4DJ



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A mature semi-detached house in a cul-de-sac location. With a smartly presented interior the property occupies an enclosed corner plot with gardens on all three sides. Subject to obtaining the required planning permission and all other consents, the home offers much potential for enlargement with a side extension which has been carried out on other similar homes in the area. At the rear a garage provides off road parking.

Situated in an established location the property is within easy reach of local shops including a convenience store and take away as well as a doctor's surgery and primary school. Newton Abbot town centre is around 0.8 mile's walk away as is the train station, both of which can be accessed via a timetabled bus route, also within easy reach.

### **The Accommodation:**

Stepping inside, the light-filled interior has a fresh modern feel with the front door opening into a hallway with stairs to the first floor. Overlooking the front through a bay window is the cosy lounge which has a door leading through to the kitchen / dining room. This runs the full width of the rear of the house and has an L shape of matching units, an understairs cupboard off, and a door to the outside.

On the first floor are two double bedrooms and a small third single bedroom, currently used as an office. Completing the picture is a shower room with an up to the minute suite including a basin and WC.

### **Outside:**

Enclosed corner plot with gardens on all three sides mainly laid to lawn.

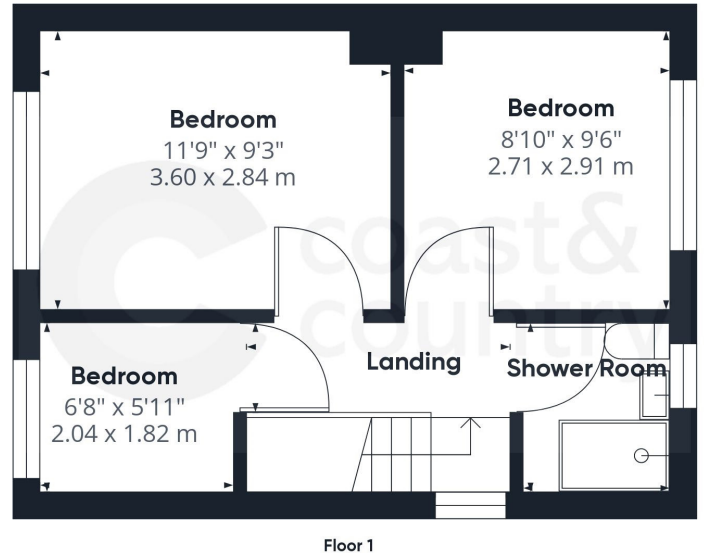
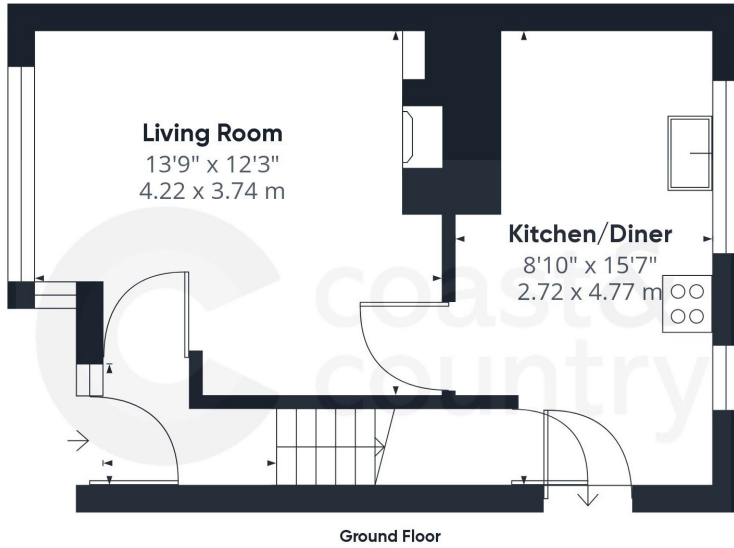
### **Parking:**

Detached garage located at the rear of the property.

### **Directions:**

From the Penn Inn roundabout take the Milber exit. Continue straight ahead at the traffic lights up Shaldon Road. At the brow of the hill turn left into Haytor Drive. Take the fourth left into Windsor Avenue. Take the second left into Carew Gardens.





**Approximate total area**

620 ft<sup>2</sup>

57.6 m<sup>2</sup>

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Agents Notes:**

Council Tax: Currently Band B

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.