



Bickington

4x  3x 

ENERGY
RATING
D67

- Video Walk-through Available
- Smart Detached House
- 4 Bedrooms (2 en-suite)
- 2 Reception Rooms
- 3 Bath/Shower Rooms
- Generous Kitchen/Diner & Utility
- Integral Garage & Driveway
- Landscaped Rear Garden
- Semi-Rural Location
- Convenient for A38 Devon Expressway

Guide Price:
£450,000
FREEHOLD

Saddle Tor, 3 Tors View , Bickington, Newton Abbot, TQ12 6JZ



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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Offering plenty of space and with a high-end finish, this detached family home was designed with thought and consideration for practical living. Situated within the village of Bickington, itself particularly convenient for the A38 Devon Expressway north to Exeter and the M5 beyond and South to Plymouth and Cornwall, the home has a smart paved driveway at the front providing plenty of parking and access to a good-sized integral garage. At the rear, the garden has been designed with ease of maintenance in mind with much use of gravel and provides a lovely privately enclosed area ideal for al fresco dining and entertaining. With lovely open views from the front over fields the house is immaculately presented throughout.

The Accommodation:

The accommodation is presented over two floors and has a lovely warm feeling and light filled interior with some lovely features with much natural wood finishes and designer touches such as solid granite counter tops in the kitchen.

The entrance hallway has a large storage cupboard off and doors to the living space and the integral garage. Overlooking the front is the lounge which has twin glazed doors through to the separate dining room itself with doors out to the rear garden. The kitchen/breakfast room is accessed from both the dining room and hallway and has a window and doors to the rear plenty of space for a table and chairs and a comprehensive selection of cabinets and counter tops. A wood laminate floor continues through to a useful separate utility room with plumbing for the washing machine, cupboards, worktops and side door to the outside.

On the first floor, a spacious part-galleried landing provides access to four double bedrooms, three with fitted wardrobes and the principal and guest bedrooms both having en-suite shower rooms with basin and WC and completing the picture is a family bathroom with smart modern white suite.

In the agent's opinion, with over 1400 square feet of space and a great location, this property is well worthy of an early viewing.

Outside:

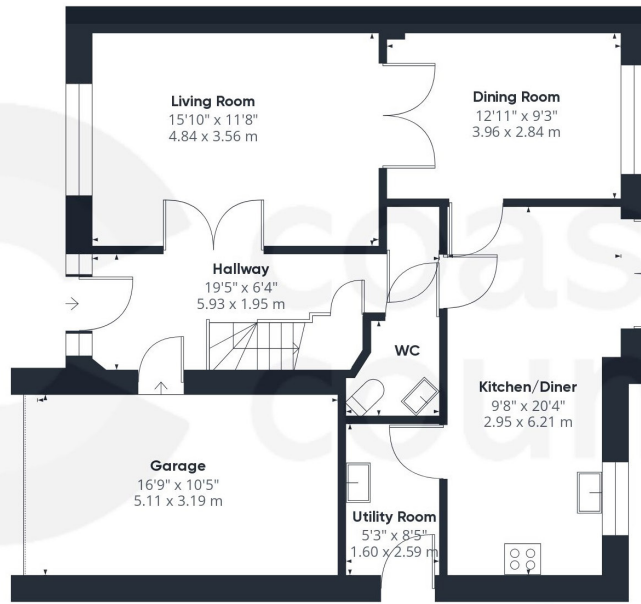
Privately enclosed rear garden designed with low maintenance in mind ideal for entertaining.

Parking:

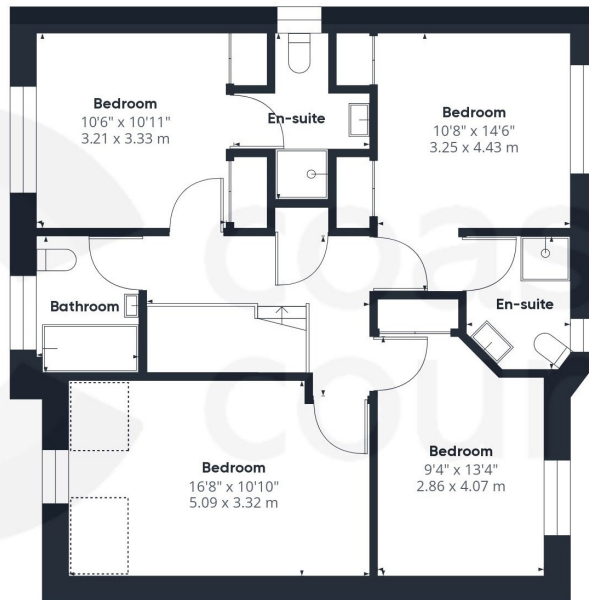
Paved driveway and integral garage.



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Ground Floor



Floor 1

Approximate total area

1653.93 ft²
153.66 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.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Oil fired central heating.

This property is currently tenanted.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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 ± 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.