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THE AWARD WINNING
ESTATE AGENTS

43 Primrose Drive
Freehold



43 Primrose Drive, Newton Abbot, TQ12 1GF

A modern detached house in an excellent position with detached double garage.

- Video Walk-Through Available
- No Upward Chain
- Executive-Style Detached House
- 4 Bedrooms (1 en-suite)
- Spacious Lounge & Kitchen/Diner
- Bathroom, Utility Room & Guest Cloaks/WC
- Driveway & Detached Double Garage
- Enclosed Garden
- Convenient for A38 Devon Expressway
- Popular Location



Constructed by Redrow homes around 2017 and still under its 10-year new build warranty, this superb detached house is presented in show home order throughout. Occupying a lovely position with an open aspect down the road opposite to green fields beyond from the front, the property has a particularly large detached double garage built in a similar style to the house and double width driveway providing parking. A particular feature of the home is its lovely enclosed garden which is surprisingly private with a paved terrace adjoining the house leading onto a gently sloping and well maintained lawned garden and a landscaped area beyond.

bowl undermount sink and tiled floor throughout providing a high-quality feel. There is a useful separate plumbed laundry room off the kitchen and guest cloaks with basin and WC off the entrance hall. Completing the ground floor is the separate lounge which, again, is flooded with light through three windows on two aspects.

On the first floor, the part-galleried landing has an airing cupboard recessed off and provides access to four double bedrooms, the master with a fully-tiled en-suite with double width shower/WC and basin and a family shower room with white suite.

Primrose Drive forms part of the well-established and sought-after Fairways development on the Highweek side of Newton Abbot. Within easy reach is a parade of shops including a small supermarket and takeaway. On the edge of the development, a timetabled bus route provide access into Newton Abbot town centre with its excellent range of shops, businesses, schools, cafes, restaurants and bars, which is around 2 miles' drive. Even closer are a number of both primary and secondary schools. The area is also popular with commuters, with the A38 Devon Expressway providing dual carriageway access south to Plymouth and Cornwall and North to Exeter and the M5 around 4 miles' drive.

OUTSIDE

Lovely enclosed garden which is private with terrace lawn and landscaped area. Double width driveway leading to detached double garage with remote electric door and potential for eaves storage.

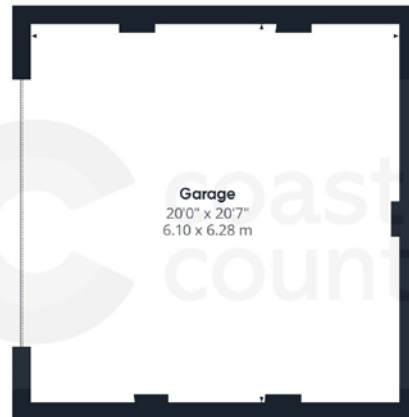
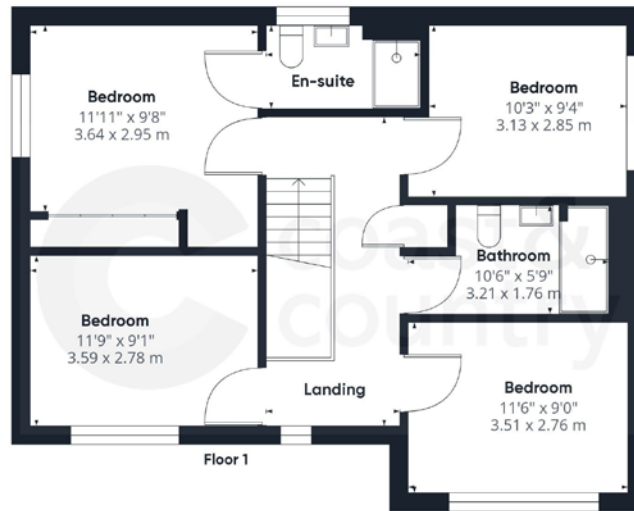


ACCOMMODATION

The accommodation is designed for modern, up to the minute living with the ground floor featuring a spacious open plan kitchen/dining/family room, which is flooded with natural light through double aspect windows and sliding doors to the garden. The kitchen area is fitted with a comprehensive range of cabinets and appliances, with solid surface quartz-style counter tops and one and a half

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.





Approximate total area

1693.7 ft²
157.35 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council
Council Tax: Currently Band E

Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

DIRECTIONS

From Newton Abbot take the A382 Ashburton Road for just over a mile and then take the right hand turn into Meadow Rise. Follow the road and turn left into Clover Way. Follow road round the two right hand bends and take the next left. After around 500m, the property will be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		