



Newton Abbot

3x  2x 

ENERGY
RATING
C79

- Video Walk-through Available
- Smart Semi-Detached House
- 3 Bedrooms (1 en-suite)
- Lounge and Kitchen/Diner
- Conservatory

- Driveway and Garage
- Attractive Rear Garden
- Popular Location
- Convenient for Access to A38

Guide Price:
£320,000
FREEHOLD

5 Poppy Close, Newton Abbot, TQ12 1SY



1000s of homes sold in Teignbridge

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

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A superb semi-detached family home which is in lovely condition throughout and situated in the sought-after Fairways and Stanbury Meadows development which was built in 2014 by well-respected Persimmon Homes. This beautiful home has been perfectly designed and boasts three bedrooms, master with an en-suite shower room, lounge, lovely conservatory, a superb fitted kitchen/dining room with integrated appliances, cloakroom/WC and bathroom/WC. Gas central heating and double glazing are installed and outside there is a generous garage, driveway and landscaped gardens which enjoy a sunny aspect. Internal viewings come highly recommended to appreciate all that this family home offers.

Situated on the desirable Highweek side of Newton Abbot, Poppy Close offers excellent access to local amenities, including primary and secondary schools, a small parade of shops with a Co-op, fish and chip shop, and veterinary practice. Newton Abbot town centre is just a short drive away, offering a vibrant high street, a range of shops, leisure facilities, and a mainline railway station. Plus, with easy access to the A38 Devon Expressway, the location is ideal for commuters.

The Accommodation:

A part obscure double glazed entrance door leads to the entrance porch with further part obscure double glazed door to the hallway with stairs to first floor and cloakroom/WC with low-level WC, pedestal wash basin and obscure-glazed window. The lounge has a window to front, wall mounted Fire and understairs storage cupboard. The kitchen/dining room is fitted with a modern range of wall and base units with rolled edge work surfaces with tiled splashback, inset single drainer sink unit, built-in oven and hob with extractor hood over, space for appliances, cupboard housing wall mounted gas boiler, window to rear and French doors leading to the conservatory which has windows and French doors to outside.

Upstairs on the first floor, the landing has access to a loft. Bedroom one has a range of built-in wardrobes, window to front and the en-suite shower room has a shower cubicle, low-level WC, pedestal wash basin, heated towel rail and obscure-glazed window. Bedrooms two and three both have windows to rear and the family bathroom has a white suite comprising panelled bath with shower over, low-level WC, pedestal wash basin and obscure-glazed window.

Garden & Parking:

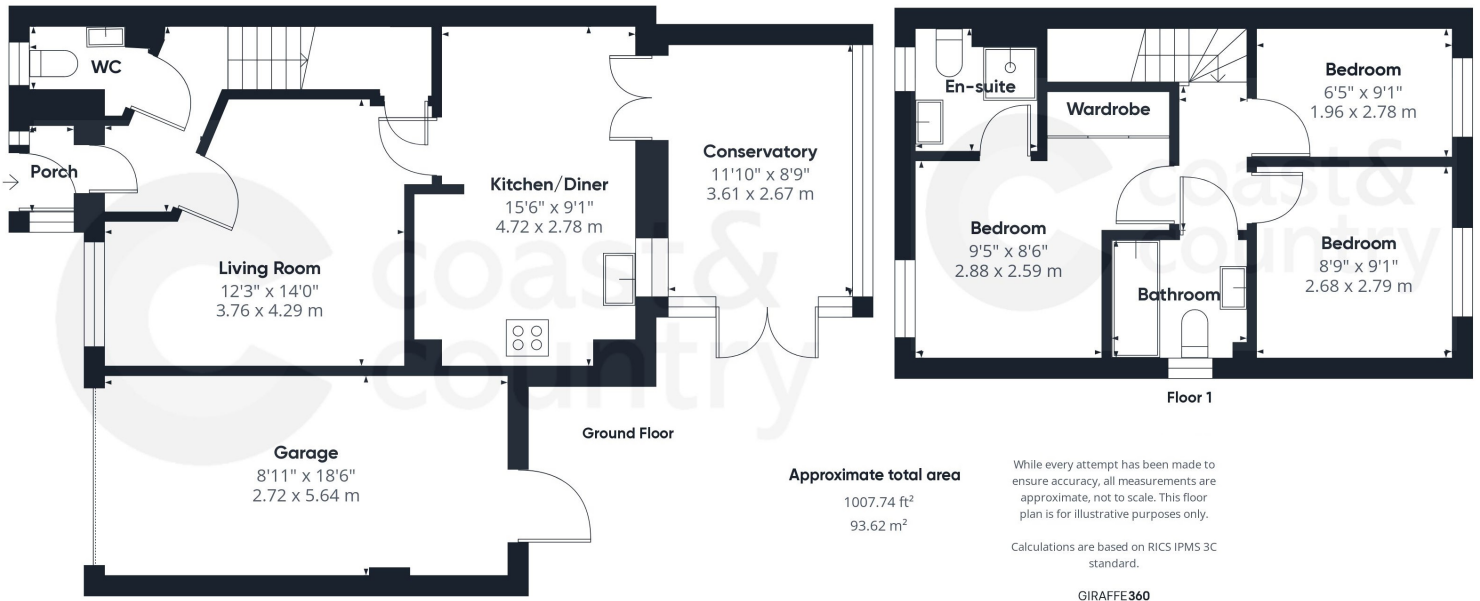
Outside to the front there is a gravelled area and driveway leading to garage. Path and gate to side give access to the rear garden which enjoys a sunny aspect and has been landscaped with paved patio, steps up to a raised lawn and border with chippings and two decked patios. The garage has a metal up and over door and part obscure glazed door leading to the garden.

Directions:

From Newton Abbot take the A383 Ashburton Road. Turn right after Mile End Garage into Meadow Rise. Follow the road as it bears off to the right into Thistle Close and at the end of the road turn left into Larkspur Drive, follow the road down where Poppy Close can be found on the left hand side.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Leasehold

Lease: 999 years from 1/5/2014

Service Charge: Currently £2,151.66 per annum (correct 2024) inc £75 ground rent.

Review Period: Annually

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 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.