



Highweek, Newton Abbot

6x  3x 

ENERGY RATING B86

- Video Walk-through Available
- Executive-Style Detached House
- 6 Bedrooms & 3 Bathrooms
- 2 Reception Rooms & Living/Dining/Kitchen
- Utility & Guest Cloaks/WC
- Double Garage & Driveway
- Superbly Presented Throughout
- Spacious Accommodation Over 3 Floors
- Enclosed Rear Garden
- Early Viewings Advised

Guide Price:
£550,000
FREEHOLD



59 Buttercup Way, Newton Abbot, TQ12 1GT

Style and sophistication are on offer at this superb modern executive-style detached house located on the popular and sought-after Fairways development.

Enjoying an open green aspect at the front the property has parking and a detached brick-built double garage at the rear directly adjoining the garden itself designed for entertaining and ease of maintenance being mainly laid to a two-tier deck with feature inset lighting and with a lawned area to the side.

The Fairways development is located on the highly regarded Highweek side of town and is home to a parade of local shops including a Co-op supermarket and take away with a nearby bus route into the town centre approximately 2 miles away which offers an excellent range of shops, businesses, restaurants and railway station. Both primary and secondary schools are within a mile or so. For the commuter, the A38 Devon Expressway is around 3 miles drive. Highweek Village is within easy reach with its ancient church All Saints and the popular Highweek Inn.

The Accommodation:

Stepping inside, the interior is particularly light and airy and is presented in show home order the current owner having added many attractive touches such as split face tile details a contemporary inset living flame electric fire a high gloss tiled floor in the kitchen and solid wooden effect flooring in all other rooms (excluding the stairs). Presented over three floors the accommodation offers a degree of versatility. The ground floor living space is dominated by an 8m long living/dining /kitchen area which runs the full width of the rear of the house with wide bi-fold doors opening to the garden. The kitchen area is fitted with a comprehensive selection of cabinets and integrated appliances with solid stone effect counter tops and breakfast bar adding to the quality finish. There is also a separate laundry room with integrated washing machine, and a useful guest WC off the hallway. Enjoying the open aspect at the front through twin windows are two separate reception rooms, one the lounge and the other currently used as a formal dining room.

The first floor is home to four bedrooms, one of which has an en-suite shower room, and the family bathroom.

On the top floor, the current owners have arranged the two further bedrooms and en-suite shower room to provide a suite with spacious dressing room.

Outside:

Privately enclosed garden at the rear with feature two tier deck and neatly tended lawn.

Parking:

Detached double garage with parking in front.

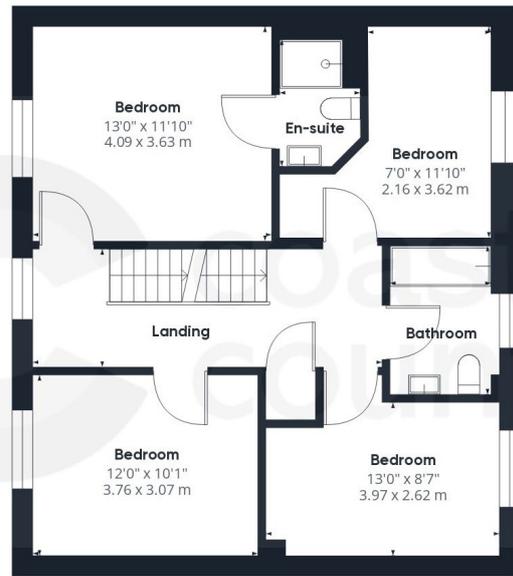
Directions:

Take the A383 Ashburton Road out of Newton Abbot passing Bradly Valley on the left and at the roundabout take the third exit into Buttercup Way and number 59 can be found close to the end of the road on the left hand side.





Ground Floor



Floor 1



Floor 2

Approximate total area

1871.84 ft²
173.9 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 F

Tenure: Freehold

Service Charge: Currently (Aug 24) approximately £300 per annum.

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	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.