



Highweek, Newton Abbot

4x 2x

ENERGY RATING
B83

- Video Walk-through Available
- Spacious Modern Detached House
- 4 Bedrooms (Master en-suite)
- 2 Reception Rooms
- High-gloss Kitchen/Breakfast Room
- First Floor Family Bathroom & Ground Floor WC
- Integral Garage & Driveway
- South-Facing Rear Garden
- No Upward Chain
- Internal Viewings Advised

Guide Price:
£375,000
FREEHOLD

14 Cranesbill Way, Newton Abbot, TQ12 1UE



1000s of homes sold in Teignbridge

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

14 Cranesbill Way, Newton Abbot, TQ12 1UE

It is always a pleasure to market well-presented property and this one presents beautifully throughout. You could unpack, put the kettle on, and live at this property as is. The kitchen/diner is modern and well equipped, the bathrooms are contemporary. The light, airy lounge has French doors as does the dining area, linking the internal space to the grounds smoothly. The rear garden, a desirable corner plot with southerly aspect, is laid to lawn and enclosed by attractive brick walls. There is scope here to create a stylish external space, ideal for entertaining. The property would suit, amongst others, busy professionals and families looking for an impressive home requiring little maintenance. Viewing is highly recommended and it is the agent's opinion that the property stacks up very well compared to others on the market.

Features of the modern home that particularly impress are the contemporary styling, location within the development and the condition. The accommodation is well balanced, versatile and well-suited to the plot.

Parking:

Driveway parking and good-sized single garage.

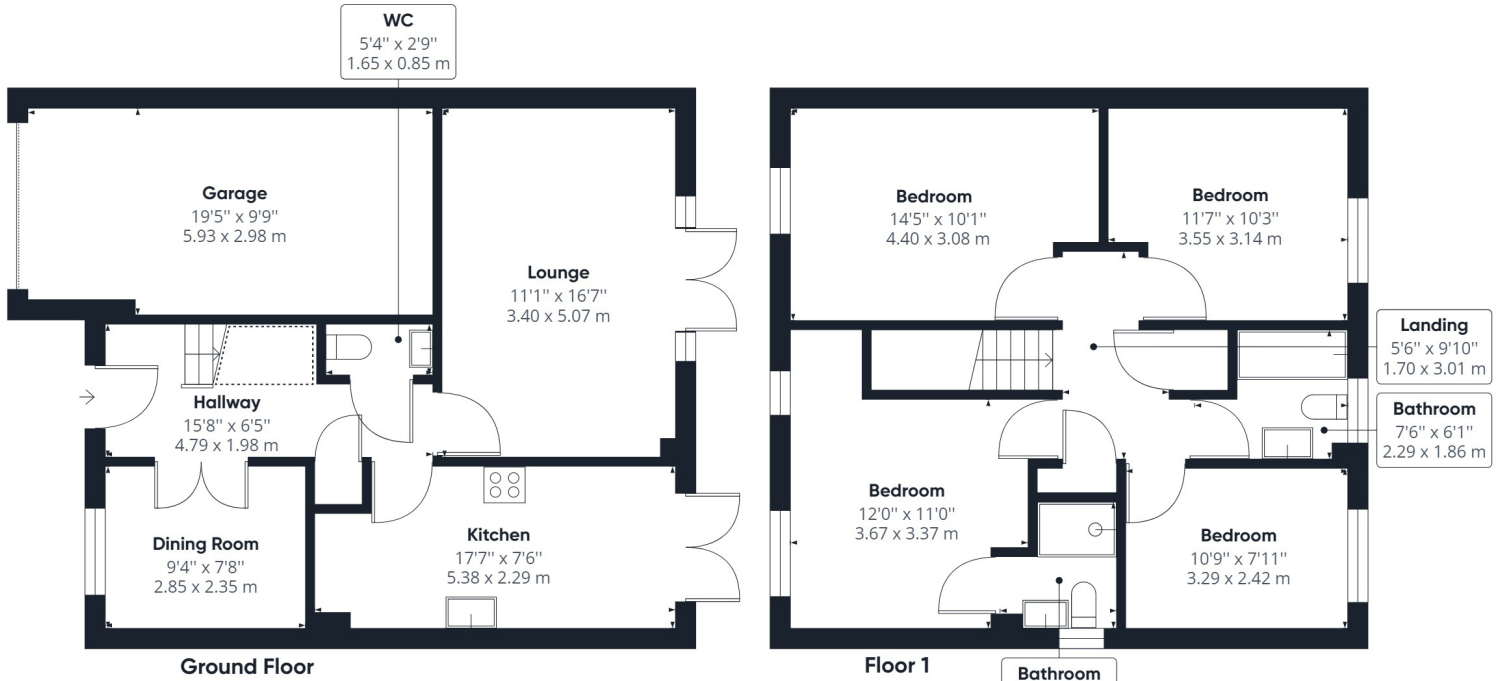
Outside:

Generous corner plot.

Directions:

From Newton Abbot Exeter Road roundabout take the A383 Ashburton Road, passing Coombeshead Academy on the right. Continue along A383 passing Mile End Garage on the right-hand side. At the new roundabout, go right into Buttercup Way and follow the road to the end, then turn right into Cranesbill Way. The property is located on your left.





Approximate total area

1308.35 ft²
121.55 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 gas. Mains electricity.

Service Charge: Currently approximately £165 per annum (Correct Feb 2024)

Review Period: Annually

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 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 ± 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.