



## Newton Abbot

2x 2x

ENERGY RATING B84

- Video Walk-through Available
- Modern Semi-Detached House
- 2 Bedrooms (1 en-suite)
- Lounge/Diner and Kitchen
- Family Bathroom and Ground Floor WC

- Driveway Parking for 2 Cars
- Enclosed Rear Garden
- Ideal First Home
- Convenient for A38 Devon Expressway

**Guide Price:**  
**£250,000**  
FREEHOLD



# 6 Mallow Place, Newton Abbot, TQ12 1NQ



1000s of homes sold in Teignbridge

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



## 6 Mallow Place, Newton Abbot, TQ12 1NQ

A spacious two double bedroom semi-detached home situated on the popular Hele Park development on the outskirts of Newton Abbot. Gas central heating and double glazing are installed and outside there is an easy to maintain garden and driveway parking alongside for two cars. This lovely modern home will appeal to a wide range of buyers making an ideal first purchase or investment for letting and internal viewings come highly recommended to appreciate the accommodation and location on offer.

Mallow Place is situated on the fringes of Newton Abbot within a popular development with easy access to the A38 Devon Expressway and local primary and secondary schools. There is a small parade of shops on the development including a Co-op, Fish and Chip shop, and a veterinary practice. There is a regular bus service into Newton Abbot, which is a thriving market town with a vibrant high street, a wide range of shopping, business and leisure facilities and a mainline railway station.

### The Accommodation:

An open canopy porch and composite part obscure double glazed entrance door leads to the hallway with stairs to first floor and cloakroom/WC with low-level WC, pedestal wash basin and window. The kitchen is fitted with a modern range of wall and base units with work surfaces and matching splashback, inset single drainer sink unit, built-in oven and hob, space for appliances, cupboard housing wall mounted gas boiler and window front. The lounge/diner has French doors and side panels to rear.

Upstairs, bedroom one has a window to rear enjoying pleasant outlook over the rear garden and farmland beyond. There is an en-suite shower room with shower cubicle, low-level WC and pedestal wash basin. Bedroom two has two windows to front and a built-in cupboard. There is a modern bathroom with white suite comprising panelled bath with shower over, screen and tiling to surround, low-level WC and pedestal wash basin.

### Outside:

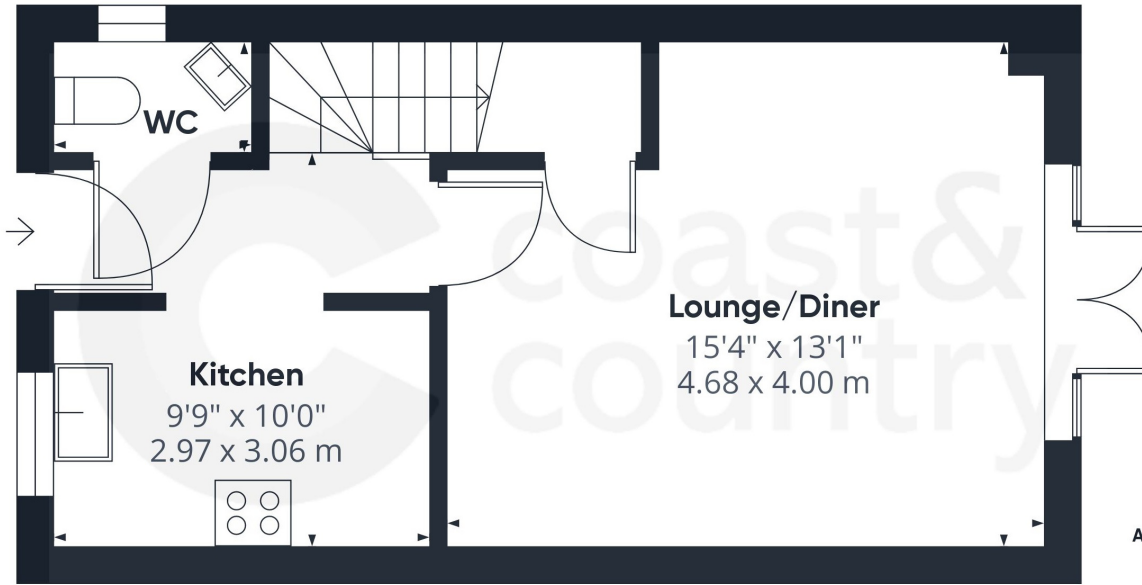
Outside to the front there is a shrub border and paved path leading to front door. Driveway to side with parking for 2/3 cars and gate to the rear garden which has a paved patio (timber chalet is being removed by current owner), steps lead to raised garden with slate chippings for ease of maintenance, raised border and timber shed.

### Directions:

Take the A383 Ashburton Road out of Newton Abbot passing Bradley Valley on the left and Mallow Place can be found on the left just before the Co op on the right hand side.



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Ground Floor

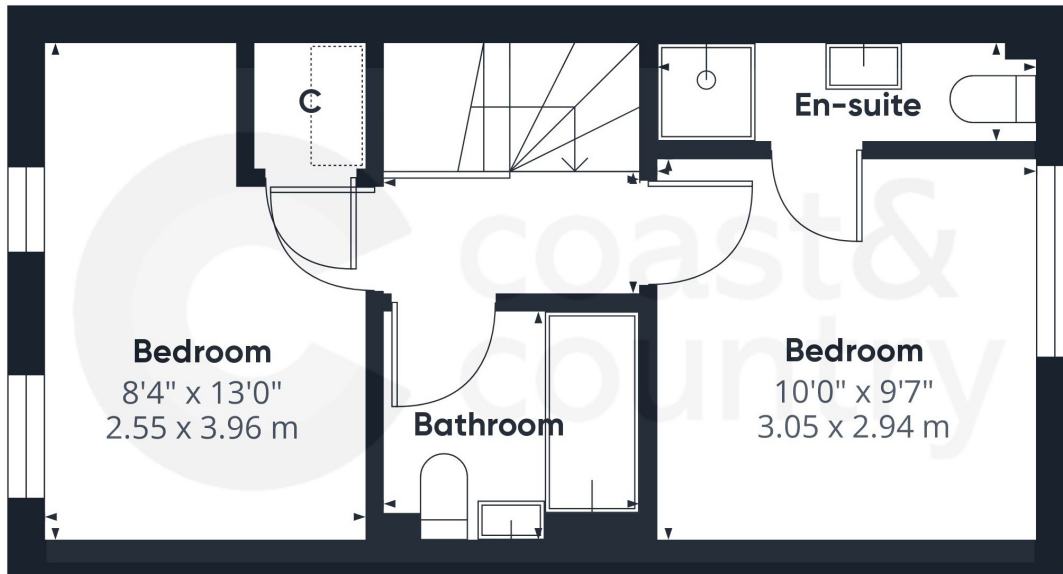
**Approximate total area**

617.75 ft<sup>2</sup>  
57.39 m<sup>2</sup>

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



Floor 1

**Agents Notes:**

Council Tax: Currently Band B

Tenure: Freehold

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

Service Charge: Currently £130.59 per annum (2025)

Review Period: Annually

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 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.