



## Newton Abbot

3x  1x 

ENERGY  
RATING  
C71

- Video Walk-through Available
- No Upward Chain
- Well-Presented Throughout
- Semi-Detached House
- 3 Bedrooms
- Modern Kitchen & Shower Room
- Generous Rear Garden
- Off Road Parking
- Cul-de-sac Position
- Early Viewings Advised

**Guide Price:**  
**£265,000**  
FREEHOLD

# 11 Carew Gardens, Newton Abbot, TQ12 4DJ



1000s of homes sold in Teignbridge

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

# 11 Carew Gardens, Newton Abbot, TQ12 4DJ

A smartly presented semi-detached house offering well-proportioned family size accommodation. Situated at the end of a cul-de-sac, the property has a smart brick paved driveway at the front providing parking for 2/3 cars, whilst at the rear is a lovely mature garden of an excellent size which is fully enclosed with lawn patio and timber shed. At the side, an outbuilding provides additional storage space.

Carew Gardens is a popular and established address within the Buckland area of Newton Abbot, making it convenient for a range of local amenities including a primary school, doctors' surgery, small supermarket, community centre, sports field and park. Nearby a timetabled bus route operates providing access to the town centre just over a mile away.

## The Accommodation:

Stepping inside the light filled interior includes a good size reception hallway with stairs to the first floor and doors to the ground floor rooms. Overlooking the front is the lounge which flows into the impressive kitchen / diner on a part open plan basis. The kitchen/diner is the hub of the house with patio doors to the rear garden and fitted with a comprehensive range of sleek high gloss cabinets including a breakfast bar and integrated oven and hob.

On the first floor are three spacious and light bedrooms and a first class recently installed wet room style shower room with WC and basin and fully tiled walls.

## Outside:

Superb enclosed garden at the rear which is surprisingly large with lawn patio and wooden storage shed.

## Parking:

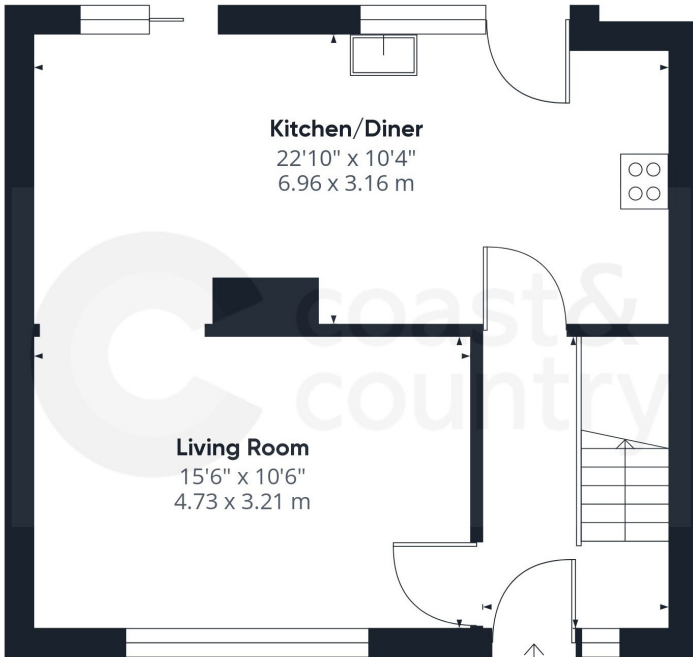
Brick paved driveway for 2/3 cars at the front.

## Directions:

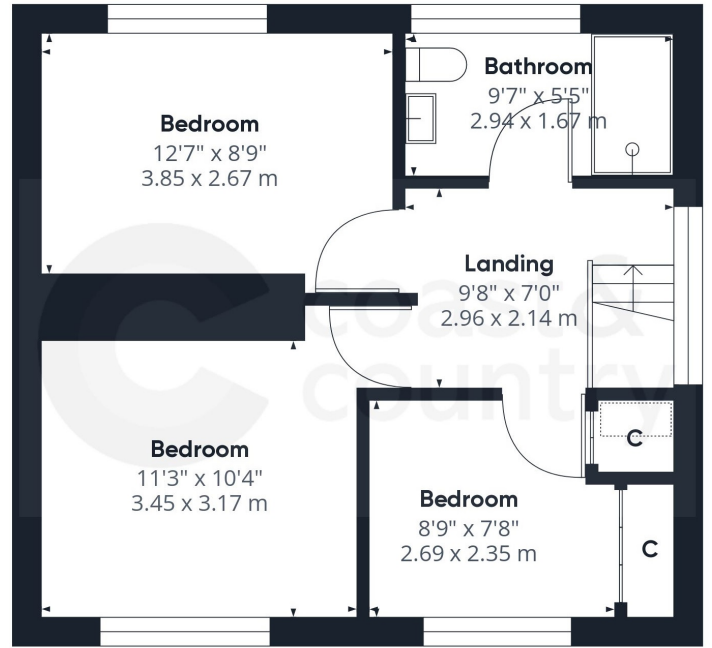
From the Penn Inn roundabout take the Milber exit. Continue straight ahead at the lights up the Shaldon Road. At the brow of the hill turn left into Haytor Drive. Take the fourth left into Windsor Avenue and then second left into Carew Gardens. The property is at the end of the road on the left.



# 11 Carew Gardens, Newton Abbot, TQ12 4DJ



Ground Floor



Floor 1

**Approximate total area**

910.95 ft<sup>2</sup>  
84.63 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

**Agents Notes:**

Council Tax: Currently Band B

Tenure: Freehold

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

This property is of repaired PCR construction and, as such, prospective buyers should ensure they choose an appropriate lender in the case of a purchase where a mortgage is required.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 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.