



**STAGS**

27 Meadow Rise, Newton Abbot, Devon TQ12 1GD

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A modern, mid-terraced family home with 3 bedrooms,  
an enclosed rear garden and parking for 2 cars

Torbay 10 Miles Exeter 17 Miles Totnes 10 Miles

• Master en-suite shower room • Utility Cupboard • Downstairs WC • On the outskirts of Newton Abbot • Modern development • Kitchen Diner with integrated appliances • Tenant fees apply • Available End of April

**£995 Per Calendar Month**

01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)

## DESCRIPTION

A modern, mid-terraced family home with 3 bedrooms, an enclosed rear garden and parking for 2 cars. Situated on a recent development on the outskirts of the market town of Newton Abbot and close to the Moors.

## ACCOMMODATION

The property is well-presented with light and neutral decor throughout and feels warm and welcoming.

The entrance hallways is carpeted and has a convenient ground floor cloakroom with a WC and corner basin, a handy utility cupboard which has a worktop and plumbing for washing machine and shoe cupboard beneath the stairs rising to the first floor.

The kitchen/dining room spacious and light with plenty of slate-effect worktop space and has a durable oak-effect vinyl floor. A range of elegant gloss-cream fitted units provide plentiful storage space and it doesn't just look good, it is well-equipped too with Smeg integrated appliances including a fan-oven, microwave, dishwasher and fridge/freezer with a separate gas hob and stainless-steel extractor hood above. The dining room has plenty of space for four around a table with loads of light from a window to the front and is ideal for any occasion.

The living room is a good size and is filled with light from French doors and windows to the garden and feels warm with plush carpet underfoot.

Upstairs, the master bedroom is a good double with far-reaching views from the window over rooftops to the rolling countryside beyond. It has a built-in double-wardrobe with sliding doors and an en-suite shower room with an oak-effect vinyl floor containing a shower, a basin, a WC and a chrome heated towel rail. There are two further light and airy bedrooms, a double and a single and the family bathroom has a vinyl floor and part-tiled walls containing a modern suite with a bath, a shower and glass screen above, a basin, a WC and a chrome heated towel rail. The landing has an airing cupboard with a hot water cylinder and a condensing regular gas boiler for the heating and hot water.

## OUTSIDE

A paved path leads to the entrance sheltered beneath a storm porch beside a neat front garden with a lawn and hardy shrubs.

The rear garden is a manageable size and is fully enclosed. There is a gently sloping lawn and paved steps leading down to a gate at the rear providing alternative access and a terrace of paving.

A tarmac driveway at the end of the terrace provides parking for two cars with additional on-road parking if required.

## SERVICES

Mains gas, electric, water and drainage. Council tax band C:- Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

## SITUATION

The property is situated in an excellent location. Newton Abbot is a bustling market town full of interest and with a range of shops and recreational facilities. There is a mainline railway station with direct links to London Paddington. Newton Abbot allows easy communication with the rest of the country, the A38 Devon expressway is approximately 2 miles away, allowing speedy access to the cities of Exeter and Plymouth and the M5 motorway network beyond.

For outdoor enthusiasts Newton Abbot is perfectly situated with access to pony trekking and walking opportunities on rugged Dartmoor, excellent beaches and boating facilities on the Teign Estuary and at the coast at Labrador Bay and several highly regarded golf courses at Stover, Teign Valley, Dainton Park and Bovey Castle.

## DIRECTIONS

Heading out of Newton Abbot, on the Ashburton Road towards the new builds, take the first right hand turn, just after the car wash, on to Meadow Rise. Half way along this road the property can be found on the left hand side.

## LETTING

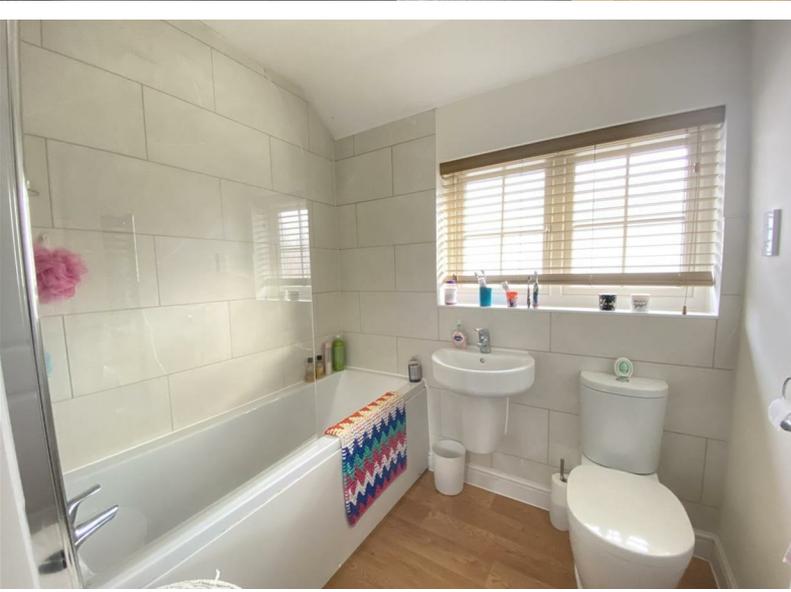
The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and available end of April. RENT: £995.00 pcm exclusive of all charges. Children/pets might be considered. Where the agreed let permits pets the rent will be £1045.00 pcm. DEPOSIT: £1,148.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

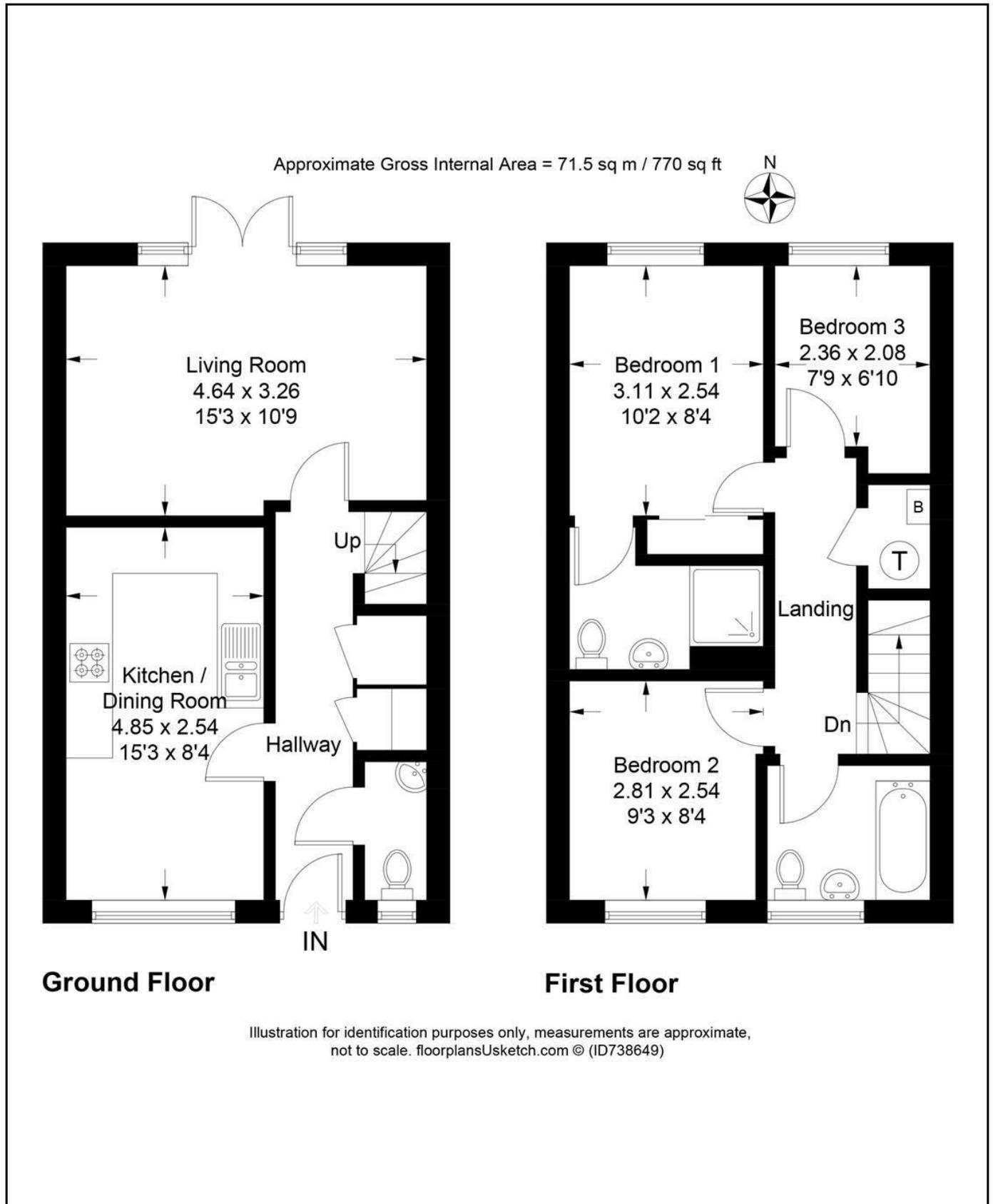
## HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.





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Energy Efficiency Rating		Current	Potential
3 (Very energy efficient - lower running costs)			
A	92-100	83	83
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
7 (Not energy efficient - higher running costs)			
England & Wales		EU Directive 2002/91/EC	