STAGS



8 Manor View

8 Manor View, Newton Abbot, , Devon, TQ12 1YY







Train Station (Newton Abbot): 2.25 miles, Teignmouth (sea front): 8 miles, Exeter: 19 miles.

A tastefully presented family home, in a popular residential area, with easy access to Newton Abbot town centre.

- Detached family home
- Cul-De-Sac location
- Tastefully presented
- Ample reception space
- Social kitchen/dining room
- 4 First floor bedrooms
- Off-road parking & garage
- Pleasant rear garden
- Freehold
- Council tax band: D

Guide Price £375,000

SITUATION

Newton Abbot town centre is only a few miles away, offering a wide range of amenities including various shops, restaurants, cafes, supermarkets, a hospital, primary and secondary schools, and a leisure centre. The town's train station provides mainline links to London Paddington. Nearby, the A38 provides speedy access to Plymouth, Exeter, and the M5 beyond, while Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

DESCRIPTION

8 Manor View is a tastefully modernised and stylish family home. Set over two storeys, the property offers comfortable reception space combined with four first-floor bedrooms, ensuring optimal family living. The home benefits from an integral garage and off-road parking, while to the rear is a terraced garden providing ample space for the whole family to enjoy.

ACCOMMODATION

Across the ground floor, the space has been designed with family life in mind. The separate sitting room offers a relaxed environment suitable for formal entertaining. To the rear of the dwelling, the property's kitchen and dining room acts as the social hub of the home. This space features a range of fitted wall and base units with integral appliances, including an eye-level electric oven, dishwasher, and fridge/freezer, with double doors opening onto a decked terrace. From the kitchen, there is access to a practical utility area, while the hallway leads to a downstairs cloakroom and an understairs storage cupboard.

The first floor comprises four bedrooms. The principal bedroom features an en-suite shower room with a wash basin and WC. The three further bedrooms, consisting of two doubles and a single, are serviced by a family bathroom fitted with a shower over the bath, a wash basin, and a WC. Access to the loft is available from the first-floor landing.

OUTSIDE

To the front of the dwelling is a single garage with power and lighting, providing useful storage or parking, alongside an additional off-road parking space. To the rear, there is a well-manicured garden featuring two separate decked areas ideal for outdoor seating and dining. An area of lawn connects these spaces, providing a formal garden area for family entertaining and planting.

SERVICES

All mains services are connected. Gas fired central heating. Ofcom advises that ultrafast broadband broadband and mobile coverage via the major providers is likely.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

DIRECTIONS

From Penn Inn roundabout, take the A381 towards Newton Abbot, crossing the railway line onto East Street. Continue to the Asda junction, then turn right onto the A382 towards Bovey Tracey. Pass Asda, turn left at the next junction and continue uphill past Newton Abbot College. At the roundabout, take the first exit onto the A383 towards Ashburton. Turn left onto Barton Road just after the playpark and pedestrian crossing, then continue to the end, bearing right onto Manor View, where the property is at the end of the cul-de-sac.

What3Words: ///stream.bubble.picked

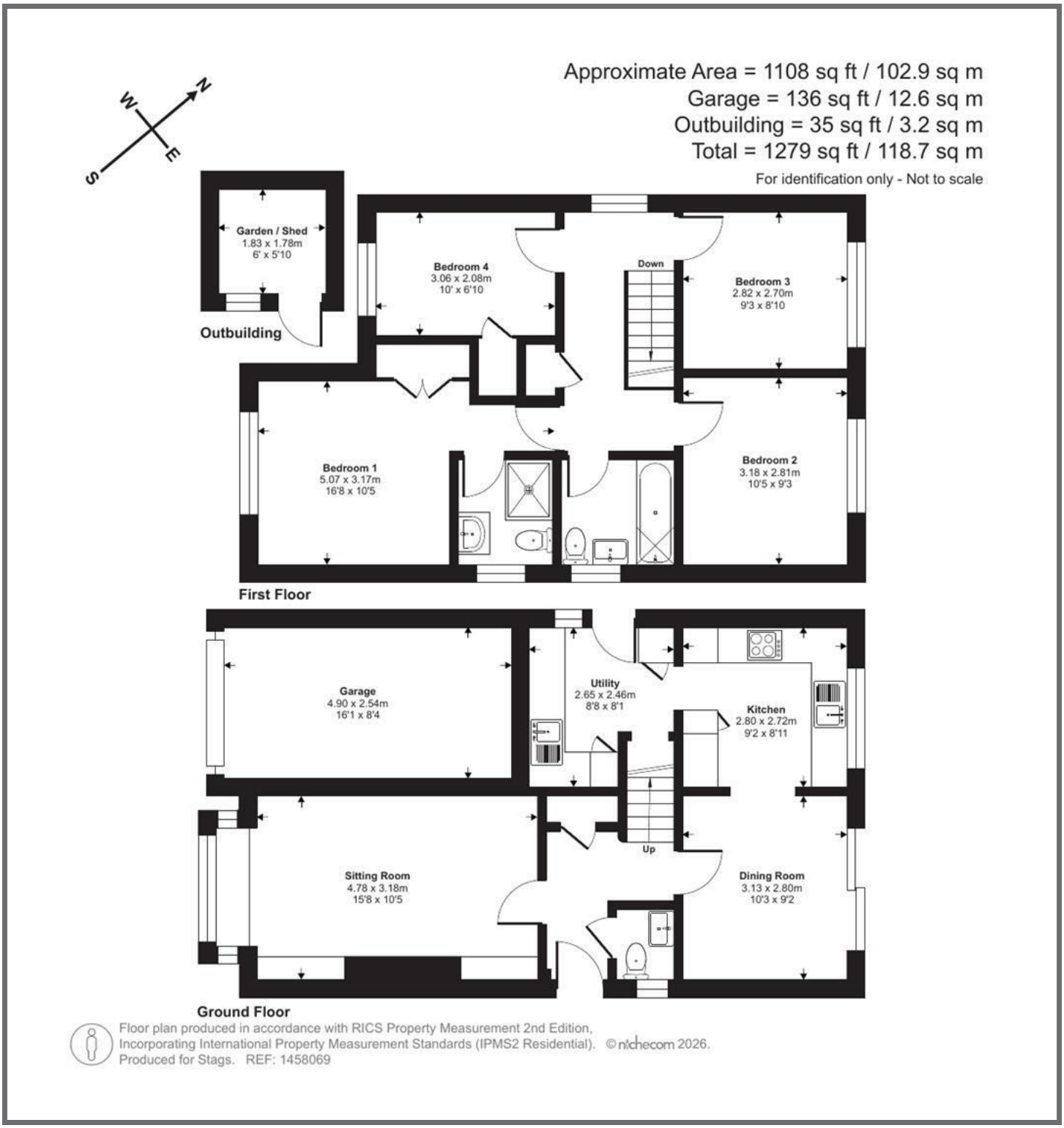




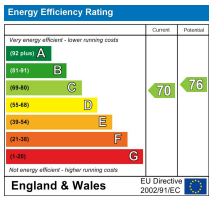








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 865454
totnes@stags.co.uk
stags.co.uk