



Whilborough, Newton Abbot

Guide price £480,000



**WILLIAMS HEDGE**  
estate agents



Tel: 01803 554322

TETHERS END, WHILBOROUGH, NEWTON ABBOT, TQ12 5LR

Detached home | Approximately 0.4 acre | Potential for extending or redevelopment subject to necessary consents | No chain | Sitting room | Four bedrooms | Bathroom | Kitchen  
Garden room | Entrance porch | Viewing highly recommended

A detached home situated in approximately 0.4 of an acre offering much potential. The property itself has accommodation arranged over one floor comprising, enclosed entrance porch, inner hall, sitting room, four bedrooms, bathroom, kitchen and garden room. Externally the wrap around gardens offer a high level of privacy and seclusion with scope for extending or complete redevelopment subject to the necessary consents and approvals required. Being offered to market with no upward chain, viewing highly recommended.

The Accommodation Comprises

**ENCLOSED ENTRANCE PORCH** - 1.73m x 1.63m (5'8" x 5'4") Tiled floor, obscured windows, door to

**INNER HALL** - 10.08m x 4.42m (33'1" x 14'6") L-shaped hallway, wood flooring, exposed beams, two radiators, wall lights, ceiling light point, walk-in store cupboard with shelving.

**SITTING ROOM** - 5.28m x 4.09m (17'4" x 13'5") Two ceiling light points, exposed beams, stone fire place, tiled hearth, window to front.



**KITCHEN** - 3.58m x 3.18m (11'9" x 10'5") Matching wall, base and drawer units, roll edged work surfaces, built-in eye level oven and grill, four ring electric hob, ceiling strip light, free standing aga, wood flooring, inset stainless sink with matching double drainer, space and plumbing for washing machine, space for under counter fridge, timber door to garden, window to rear, part tiled walls.



**BATHROOM** - 2.92m x 2.49m (9'7" x 8'2") Panel bath, twin hand grips, pedestal wash hand, WC, ceiling light point, two obscured windows, airing cupboard, slatted shelving.



**BEDROOM ONE** - 4.34m x 3.89m (14'3" x 12'9") Double bedroom, ceiling light point, two uPVC double glazed windows to front and side, built-in store, door to



**BEDROOM TWO** - 4.06m x 2.92m (13'4" x 9'7") Double bedroom, window to front, radiator, ceiling light point.

**BEDROOM THREE** - 3.58m x 2.29m (11'9" x 7'6") Single, ceiling light point, window to side.



**BEDROOM FOUR** - 3.61m x 2.29m (11'10" x 7'6") Ceiling light point, single, window to rear.

**GARDEN ROOM** Windows to side and front aspect, timber wall to garden.

**OUTSIDE** The gardens are a key feature with this property, occupying 0.4 acre, accessed via tall timber gates. Offering a high level of privacy and seclusion, mainly laid to lawn, various outbuildings, pond and garage.



**PARKING** Plenty of parking accessed through the gated entrance

Age: (unverified)	Postcode: TQ12 5LR
Current Council Tax Band: E	Stamp Duty:* £11,500
EPC Rating: G	At asking price
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: square meters	Square foot:

This information is given to assist and applicants are requested to verify as fact.

\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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