



Wolborough Hill

- Video Walk-through Available
- Detached House
- 3 Bedrooms
- 2 Large Reception Rooms
- Breath Taking Views & Exclusive Location
- Garage & Parking Space
- Double Glazing & Gas Central Heating
- Front & Rear Gardens

Guide Price:
£325,000
Freehold
EPC: D67

Belvedere, 14 Courtenay Road, Newton Abbot, TQ12 1HP

Perched on the slopes of Wolborough Hill and enjoying wonderful, far-reaching views encompassing many local landmarks including the racecourse and parts of the River Teign Estuary, is this detached house of individual design dating from the late 1960s. Accessed over a number of steps and pathway leading down from Courtenay Road, the property occupies a privately enclosed plot, with established gardens, mainly on 2 sides with both sloping terraced gardens and level lawns as well as a secluded paved terrace and balcony at the lower level accessed from outside or the lounge. At road level is a garage and small additional space in front of it.

Wolborough Hill is widely regarded as Newton Abbot's premier district and is conveniently located for the town centre, around half a mile's walk away with its excellent range of shops, schools, restaurants, bars, businesses and mainline railway station.

The Accommodation

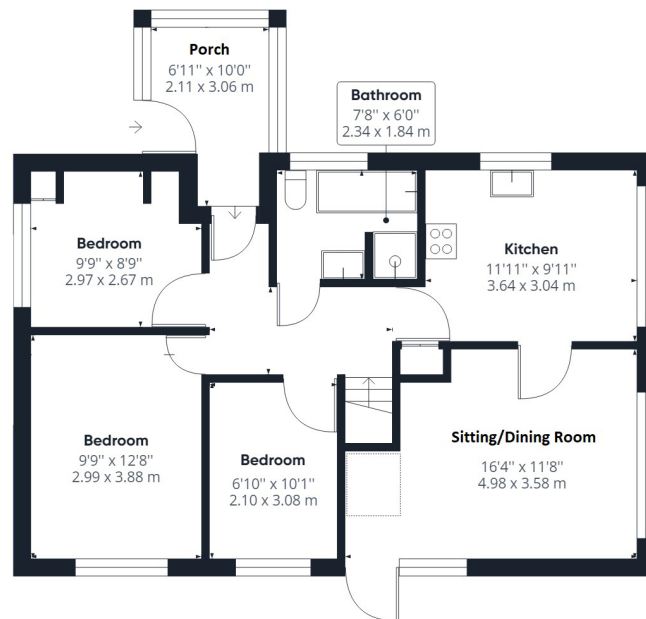
Stepping inside, the accommodation lies mainly to the entry level which includes a square entrance vestibule/boot room with inner door to the main reception hallway with solid oak floor. From here, a staircase descends to the lounge which is the only room on the lower level and is filled with light through glazing on 2 aspects, including French doors to the garden. Back at entry level, the hallway provides access to a fitted kitchen with a selection of cabinets and having a generously proportioned sitting/dining room off, with wooden flooring and external door to the side garden, both enjoying the spectacular views over much of Newton Abbot, beyond to countryside with parts of Dartmoor providing a dramatic backdrop. There are 3 bedrooms, one of which is currently being used as a study, served by a bathroom with 4-piece suite including a separate shower cabinet.

Outside

Privately enclosed plot with lawned gardens lying to 2 sides with both terraced and level areas, extensive planting, apple and pear trees and a paved terrace.

Parking

Garage at road level with a small space in front of it.



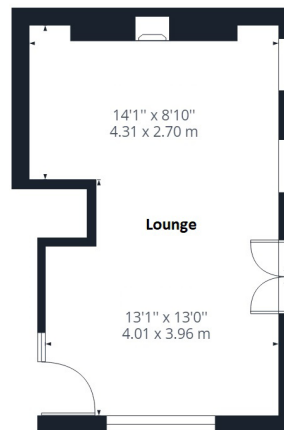
Approximate total area

1036.05 ft²

96.25 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



FLOOR PLANS

For Illustrative Purposes Only

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 \pm 0.1m





Agents Notes

Tenure

Freehold

Services

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

Local Authority

Teignbridge District Council

Council Tax

Currently Band C

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From the Penn Inn roundabout take the A381 for Totnes. Take the fourth turning on the left into Church Road. Take the second right into Courtenay Road. Turn right at the cross roads continuing into Courtenay Road. The property is accessed down a path from Courtenay Road to the left of the garages with red doors. This footpath leads to only 2 properties and number 14 is the second one you come to.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	67 d	
39-54	E		
21-38	F		
1-20	G		