



coast&country
THE AWARD WINNING
ESTATE AGENTS

11 The Pinnacle
Freehold



11 The Pinnacle, Newton Abbot, TQ12 6GG

A stunning detached house with a wonderful garden in an exclusive, gated development.

- Video Walk-Through Available
- Stunning Detached House
- 4 Bedrooms & 3 Bathrooms (2 en-suite)
- Superb Living/Kitchen/Dining Space
- Separate 24sqm Lounge
- Fabulous Established Garden
- Garage & Driveway
- Exclusive Gated Development
- Show Home Condition
- Rare Opportunity



Just over a year old and still covered by a new home warranty is this first-class home designed with thought and care and finished with an attention to detail, the current owners having gone to the expense of installing many quality upgrades. With style and sophistication, up-to-the-minute features include underfloor heating throughout the ground floor, an electric car charging point in the integral garage, itself with remote electric door, pressurised hot water system, Bluetooth ceiling speakers in the principal rooms, CAT6 ethernet sockets and BT full fibre internet connection and digital voice.

Tucked away at the end of the development with a Pavia driveway providing parking in front of the garage, the property has a beautiful, privately enclosed garden at the rear which widens out to the upper terrace and rear boundary and a lovely established feel with extensive inset planting, lawns and patio areas complemented by some attractive older stonework features.

The Pinnacle is an exclusive development accessed through wrought iron intercom-controlled gates providing a secure environment which is conveniently located less than a mile's walk or bus ride from Newton Abbot's vibrant and well-served town centre, with its excellent range of shops, restaurants and mainline railway station.

Stepping inside, the immaculate accommodation extends to around 1800sqft and is presented in show home order throughout over 3 floors. The front door opens into a vestibule with inner door to the main reception hallway. This has a turning staircase to the first floor with high level side window providing natural light. Solid wooden doors open to a cupboard housing the hot water cylinder, integral garage, a guest cloakroom/WC with bespoke cupboards, WC and basin and the show-stopping

kitchen/dining/living room. This is the hub of the house and flooded with natural light with glazed French doors having twin, full-height side panels on two aspects opening to the garden and a further window. With plenty of space for easy chairs and dining suite, the kitchen area is fitted with a comprehensive selection of base and wall cabinets and pan drawers. Solid quartz countertops with undermount 1 + ¼ sink unit and matching splashbacks with concealed lighting above add to the quality feel. Upgrades include 2 corner carousels, fittings and larder cupboard with bespoke, retractable, easy-access shelving. Completing the kitchen is a selection of integrated Siemens appliances including eye-level oven, separate combination microwave, 5-ring induction hob with canopy over, larder fridge, separate freezer and dishwasher with matching cupboard fronts.

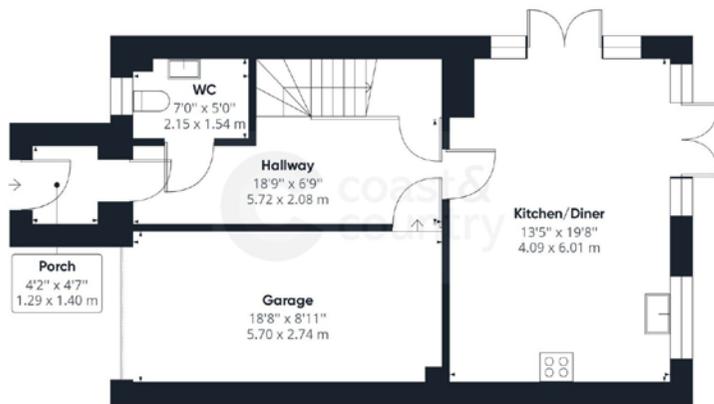
The first floor, part-galleried landing leads up to the second floor via a matching staircase and again has solid timber doors opening to the first-floor rooms. A walk-in recessed laundry cupboard has plumbing for a washing machine with tumble drier above. Overlooking the rear garden through 2 windows is a well-proportioned lounge which runs the full width of the house. Also on this floor are bedrooms three and four: three with a fully tiled en-suite shower room/WC and four currently used as an office.

The second floor is home to the principal bedroom with spacious, fully-tiled en-suite with bath, double shower cabinet, basin and WC. Bedroom two is fitted with an extensive range of bespoke bedroom furniture by Hammonds and benefits from an adjacent smart, fully-tiled family shower room/WC.

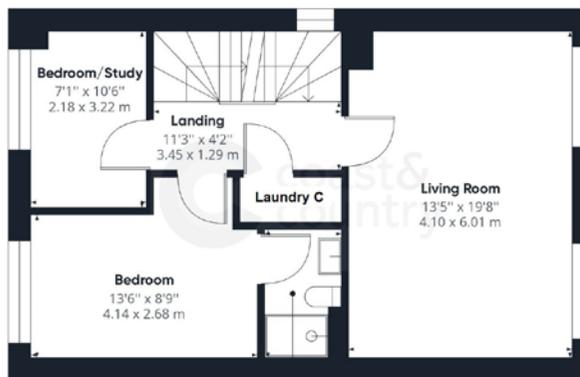


DISCLAIMER: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property 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.

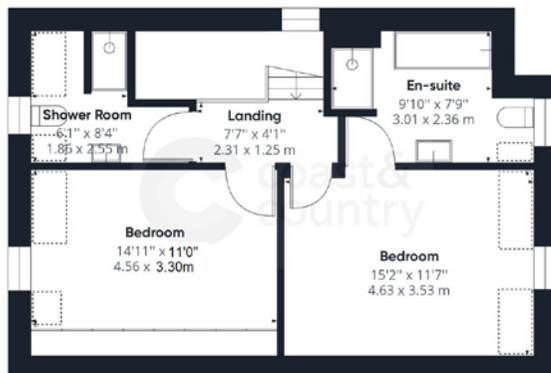
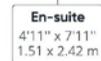




Ground Floor



Floor 1



Floor 2

Approximate total area

1800.00 sqft
167.22 sqm

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

AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council.

Council Tax: Band E

Service Charge: Currently £530 per annum.

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

Property type: "The Portman".

Viewings

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

DIRECTIONS

Leaving Newton Abbot and heading towards Totnes along the Totnes Road (A381) passing Bakers Park on your right and continuing on to the Ogwell roundabout. At the roundabout take the first exit onto Old Totnes Road and take the first left into The Pinnacle.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		