



Newton Abbot

4x 2x

ENERGY RATING D66

- Video Walk-through Available
- Individual Detached House
- 4 Double Bedrooms
- 2 Full Bathrooms
- 3 Reception Rooms
- Kitchen/Diner
- Large Double Garage & Driveway
- Plenty of Potential
- Sought-After & Convenient Location
- Good-Sized, Well-Established Plot

Guide Price:
£695,000
 FREEHOLD

Le Cateau, Old Totnes Road, Newton Abbot, TQ12 1LR



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

Le Cateau, Old Totnes Road, Newton Abbot, TQ12 1LR

On the open market for the first time in many years, Le Cateau is an individual detached house offering extensive accommodation and a wonderful garden. Thought to date from 1950s, the property stands on a plot extending to 0.4 of an acre which is privately enclosed and well-established with a wide expanse of lawn at the rear, mature planting and boundaries and an ornamental pond. A wide, gated tarmac driveway provides extensive parking and access to a large detached double garage built in a similar style to the house.

Despite its large plot, the property is situated in a well-established and highly-coveted location backing onto the lower slopes of Wolborough Hill and within half a mile's walk of the Clock Tower in Newton Abbot's vibrant and well-served town centre. Within a stone's throw is the Natural Trust's Bradley Manor, its wonderful paths along the riverbank ideal for dog walkers with Baker's Park immediately adjoining with its play area/café/tennis courts and sports pitch a further benefit for family buyers.

The Accommodation:

The accommodation, which has been significantly enlarged in the past, has some lovely features and has clearly been loved and cared for over the years, does now offer tremendous potential for a degree of remodelling and updating, providing opportunity for the lucky new owner to create a spectacular home in a convenient and sought-after location. On the ground floor, an entrance vestibule provides access into a spacious reception hallway with turning staircase to the first floor, double-aspect windows at first floor level providing plenty of light and solid wood block flooring which runs through the majority of the main ground floor accommodation. Off the hall is a cloakroom with WC and basin. There are three separate reception rooms, two of which are interconnecting with twin-glazed doors and an eat-in kitchen with plenty of space for a dining table and chairs. Ground floor extras include a walk-in pantry, side lobby with door to outside, utility cupboard, gardener's toilet and store/boiler cupboard.

On the first floor, there are four roomy double bedrooms and two full bathrooms.

Outside:

Wonderful established and privately enclosed plot extending to approximately 0.4 of an acre.

Parking:

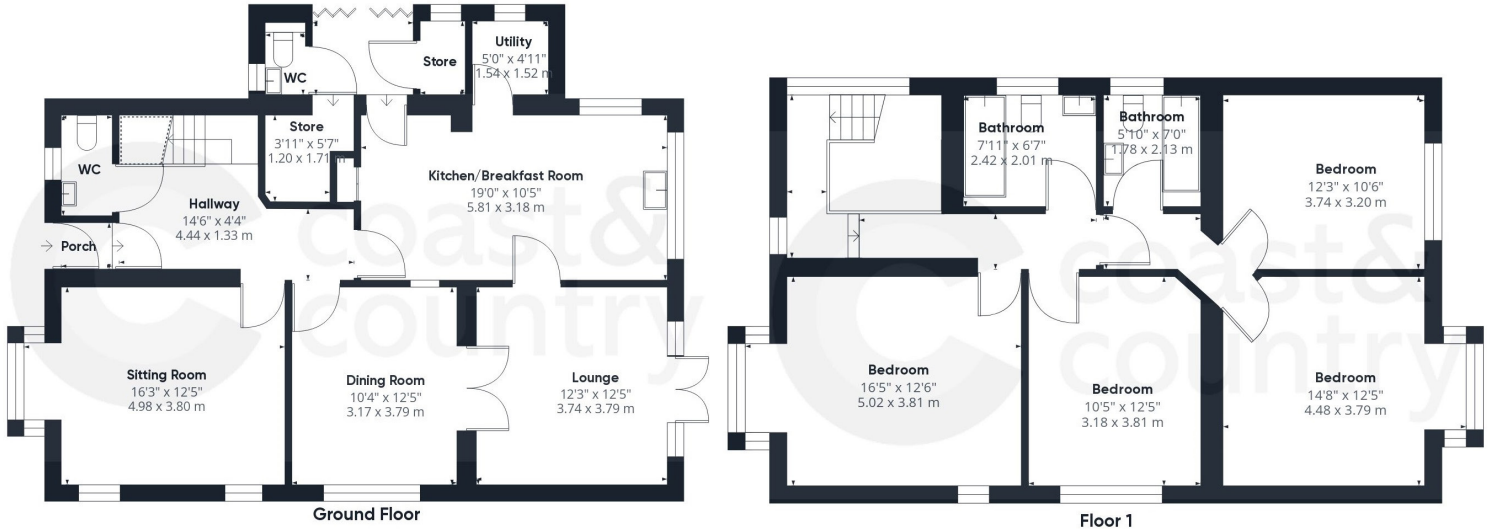
Gated driveway providing extensive parking and access to a detached double garage.

Directions:

From Newton Abbot take the A381 Totnes Road, passing Bakers Park on the right hand side. Take the next left hand fork into Old Totnes Road and the property can be found immediately on the left hand side.



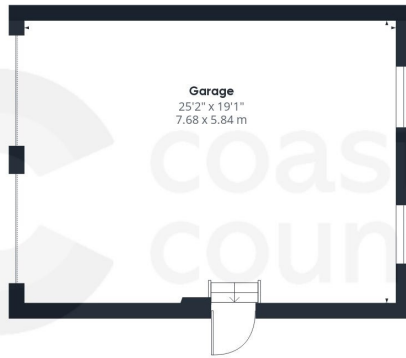
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Approximate total area

2257.98 ft²

209.77 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

Agents Notes:

Council Tax: Currently Band F

Tenure: Freehold

Mains water. Mains gas. Mains electricity. Believed to be mains drainage -TBC.

The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.