



## Newton Abbot

5x  2x 

ENERGY RATING C62

- Video Walk-through Available
- Detached Edwardian Family Home
- 4/5 Bedrooms (1 en-suite)
- Superb Living Spaces
- Privileged Position Adjoining Park
- Established Secluded Gardens with Outbuilding
- A Very Special Home with a First-Class Interior
- Driveway, Garage and Car Port
- Established Secluded Gardens with Outbuilding

**Guide Price:**  
**£750,000**  
FREEHOLD

**Bakers Park Lodge, 6 Totnes Road, Newton Abbot, TQ12 1LX**



**1000s of homes sold in Teignbridge**

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

## Bakers Park Lodge, 6 Totnes Road, Newton Abbot, TQ12 1LX

A wonderful detached Edwardian house occupying a privileged position with its garden boundary adjoining both Bakers Park and the picturesque grounds of the National Trust's Bradley Manor which are open to the public all year and feature some lovely walks along the banks of the River Lemon.

In the same ownership for almost 30 years, the property has been the subject of significant remodelling and extension to now provide a first-class individual home presented in immaculate order.

The house is approached over its own private brick paved driveway which provides plenty of parking as well as access to an oversized garage and adjoining car port. The gardens are a real feature, being privately secluded and fully enclosed with a gate directly into the park. There is a sleek, modern, paved terrace wrapping around two sides of the house which provides a superb outdoor entertaining space, with a few steps leading up to a further terrace and well-kept lawned garden beyond, adjacent to which is a garden store constructed in a similar style to the house.

The property is conveniently situated for Newton Abbot's well-served and vibrant town centre with its excellent range of shops, businesses, restaurants, bars, coffee shops, and more all within 600m walk with schools and the mainline railway station a little further.

### **The Accommodation:**

Stepping inside, the interior is particularly light and airy with many rooms being double-aspect. The front door opens to a hallway with stairs to the first floor. Off to one side is a good-sized dining room with walk-in bay window and feature fireplace with marble surround, and archway leading through to the impressive lounge which is triple-aspect and has French doors to the adjoining terrace. Off the other side of the hallway is the kitchen with a selection of Californian Oak-fronted cabinets and an arch opening to a cosy breakfast area with fitted breakfast bar. Completing the ground floor is a small, plumbed laundry room with an integrated fridge/freezer and a useful boot room with door to the gardens.

On the first floor the rooms are currently arranged as four bedrooms, a study which could be used as a fifth bedroom, and an up to the minute shower room with WC, vanity basin, and both rain and hand-held shower fittings. The principal bedroom is particularly roomy and has an internal dressing room providing rails and shelving with window, and an en-suite

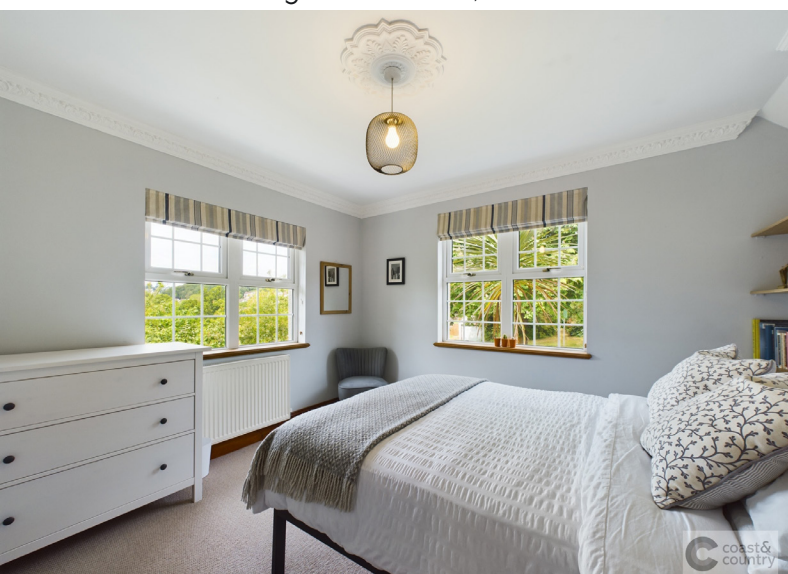
bathroom with modern white four-piece suite including a bath and separate shower cabinet.

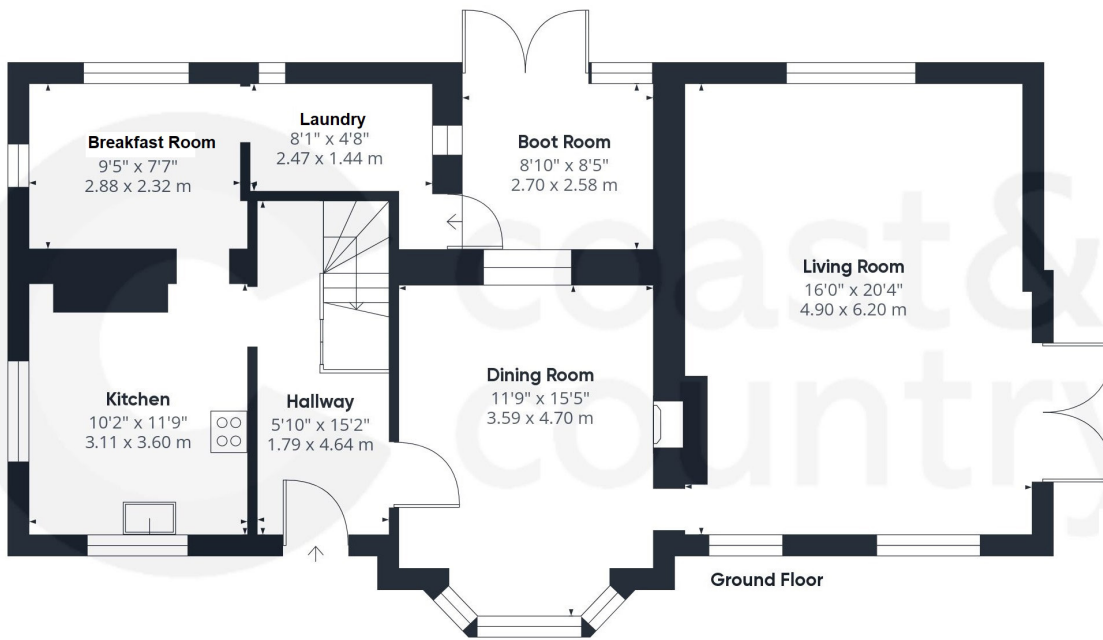
### **Outside:**

Wonderful established plot with large wrap-around paved terrace, neatly tended lawn, brick-built garden store with pitched roof, and adjoining log store, all fully enclosed and enjoying a high degree of privacy.

### **Parking:**

Oversized garage with workshop space, power and light connected. Car port currently used for a motor home and brick paved driveway for several vehicles.



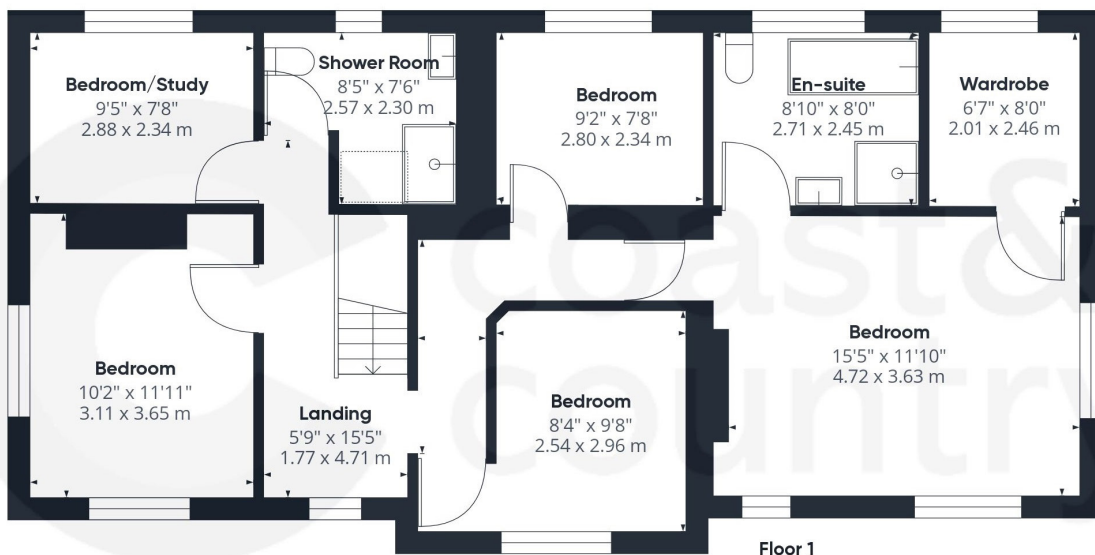


**Approximate total area**

1798.14 ft<sup>2</sup>  
167.05 m<sup>2</sup>

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 D – this is likely to change upon sale due to the extension in 2004.

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 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.