



## Wolborough Hill, Newton Abbot

2/3x  1x 

ENERGY RATING E51

- Video Walk-through Available
- Period End of Terrace House
- 2/3 Bedrooms
- 2 Reception Rooms
- Off Street Parking
- Low Maintenance Rear Garden
- Far-Reaching Views
- Tucked-Away Position
- Spacious Accommodation
- Much to Offer

**Guide Price:**  
**£279,000**  
FREEHOLD



# 1 Powderham Terrace, Newton Abbot, TQ12 1HA - Draft





# 1 Powderham Terrace, Newton Abbot, TQ12 1HA

A deceptively spacious end of terrace Victorian family home in a tucked away location a short distance from the town centre. With accommodation arranged over three floors, lovely views over Newton Abbot can be enjoyed from the rear. The versatile accommodation boasts two/three bedrooms, lounge with wood burner, dining room, kitchen/breakfast room, study/third bedroom, lean-to utility with cloakroom/WC and a bathroom with separate WC. There is also a large attic room. Gas central heating and some uPVC double glazing are installed and outside there is off road parking and an easy to maintain paved rear garden. Viewings come highly recommended to appreciate the deceptively spacious accommodation, character and convenient location.

Powderham Terrace is a tucked away and private road conveniently situated not far from Newton Abbot's town centre with its wide range of shopping, business and leisure facilities. For the commuter, the A380 dual-carriageway to Torbay and Exeter is approximately  $\frac{3}{4}$  mile away, there is a bus station with timetabled bus routes throughout Teignbridge and Torbay, and the mainline railway station is within walking distance.

**The Accommodation:** A covered veranda and multi glazed entrance door leads to the entrance porch with windows to front and side, tiled flooring and door to the entrance hallway with wood flooring, stairs to first floor and lower ground floor. The lounge has a window to front and feature fireplace with wood burning stove and cupboards to either side. The study/third bedroom has feature multi-glazed double doors and ornate leaded glazed side panels from the hallway with window enjoying wide sweeping views over the town towards Haldon, and a range of built-in cupboards.

On the lower ground floor, the dining room has parquet flooring, feature stone fireplace with inset gas living flame coal effect fire and storage cupboards and opens to a spacious kitchen with pine-fronted wall and base units with rolled edge work surface, tiled splashback, inset single drainer sink unit, built-in double oven and hob, space for appliances, recess for fridge/freezer, walk-in larder cupboard, window to front, beamed ceiling, breakfast bar and quarry tiled flooring. From the dining room, a multi-glazed stable door gives access to the lean-to with utility area and cloakroom/WC with windows and door to outside.

Upstairs on the first floor landing there is a window enjoying pleasant views over the town. Bedroom one has a window to rear enjoying views over the town. Bedroom two has a window to front and storage cupboard. The bathroom has a modern suite comprising panelled bath with mixer tap and shower attachment, tiling to surround, vanity wash basin, tiled flooring and window. There is a separate cloakroom/WC with low level WC, vanity wash basin and window.

From the first-floor landing stairs lead to the attic room which has two windows and further window to side enjoying pleasant distant views towards the moor and eaves storage.

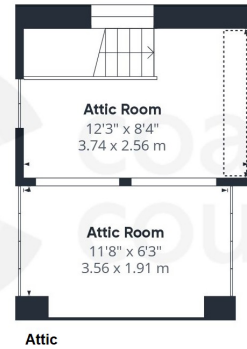
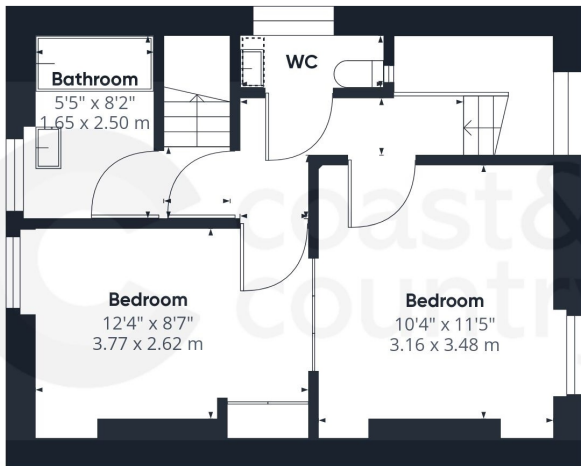
**Outside:** The rear is enclosed with a large paved patio, outside store and gate leading to rear access.

**Parking:** Outside to the front there is off-road parking for two cars opposite the property.

**Directions:** From Asda supermarket, passing Newton Abbot Police Station on your right, take the next right into Powderham Road. Follow the road to the left at the park and then around to the right. Powderham Terrace can be found on the left hand side.



# 1 Powderham Terrace, Newton Abbot, TQ12 1HA



## Approximate total area

1539.18 ft<sup>2</sup>  
142.99 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 C

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		81 B
69-80	C		
55-68	D		
39-54	E	51 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.