



Wolborough Hill, Newton Abbot

4x  3x 

ENERGY
RATING
D64

- Video Walk-through Available
- Spacious Executive-Style Detached House
- 4 Bedrooms (2 en-suite)
- Living Room, Study and Garden Room
- Kitchen/Diner and Utility Room
- Double Garage and Driveway
- Front and Rear Gardens
- Sought-After Cul-de-sac Location
- Well-Regarded Wolborough Hill Position

Guide Price:
£600,000
FREEHOLD

3 Coach Place, Newton Abbot, TQ12 1ES



1000s of homes sold in Teignbridge

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

3 Coach Place, Newton Abbot, TQ12 1ES

This impressive mock Tudor detached executive home is situated in a highly sought-after cul-de-sac, just off Coach Road in Newton Abbot. Offering an abundance of space and curb appeal, this property features a double garage, a generous driveway, and a level lawned garden with views over Decoy playing fields—making it an ideal choice for a long-term family home.

The Accommodation:

Upon entering the property, a spacious entrance hallway with wood-effect flooring and tasteful neutral decor. From the hall, you'll find a separate study, providing a quiet space with views over the front garden. A convenient downstairs W/C with basin is also located off the hallway.

The generously-proportioned living room is centred around a striking gas fireplace, set back into the wall and enhanced by feature slit windows on either side. Double doors lead from the living room into a large conservatory, which boasts a solid roof, a knee-high wall surrounding the base, and a raised floor. The garden room enjoys abundant natural light and offers direct access to the rear garden via French doors, making it an ideal space for both relaxation and entertaining, benefiting from sun exposure throughout the day and into the evening.

The kitchen/diner is accessible from both the hallway and conservatory, and has been recently upgraded with modern built-in appliances, including a fridge/freezer, induction hob, wall-mounted double oven, and a built-in dishwasher. A large utility room is located at the rear of the kitchen, featuring additional storage, worktop space, and plumbing for a washing machine and tumble dryer. The utility room also offers direct access to the garden and an internal door leading to the double garage. The garage is generously sized, with no dividing wall, and features two doors—one electric and one manual.

Upstairs, the central landing leads to four double bedrooms, two of which are particularly spacious and benefit from their own en-suite bathrooms. A family shower room serves the other bedrooms and there is also an airing cupboard and access to a loft with lighting, ladder and eaves storage. The property is equipped with double glazing throughout and has gas central heating for added comfort.

Gardens & Parking:

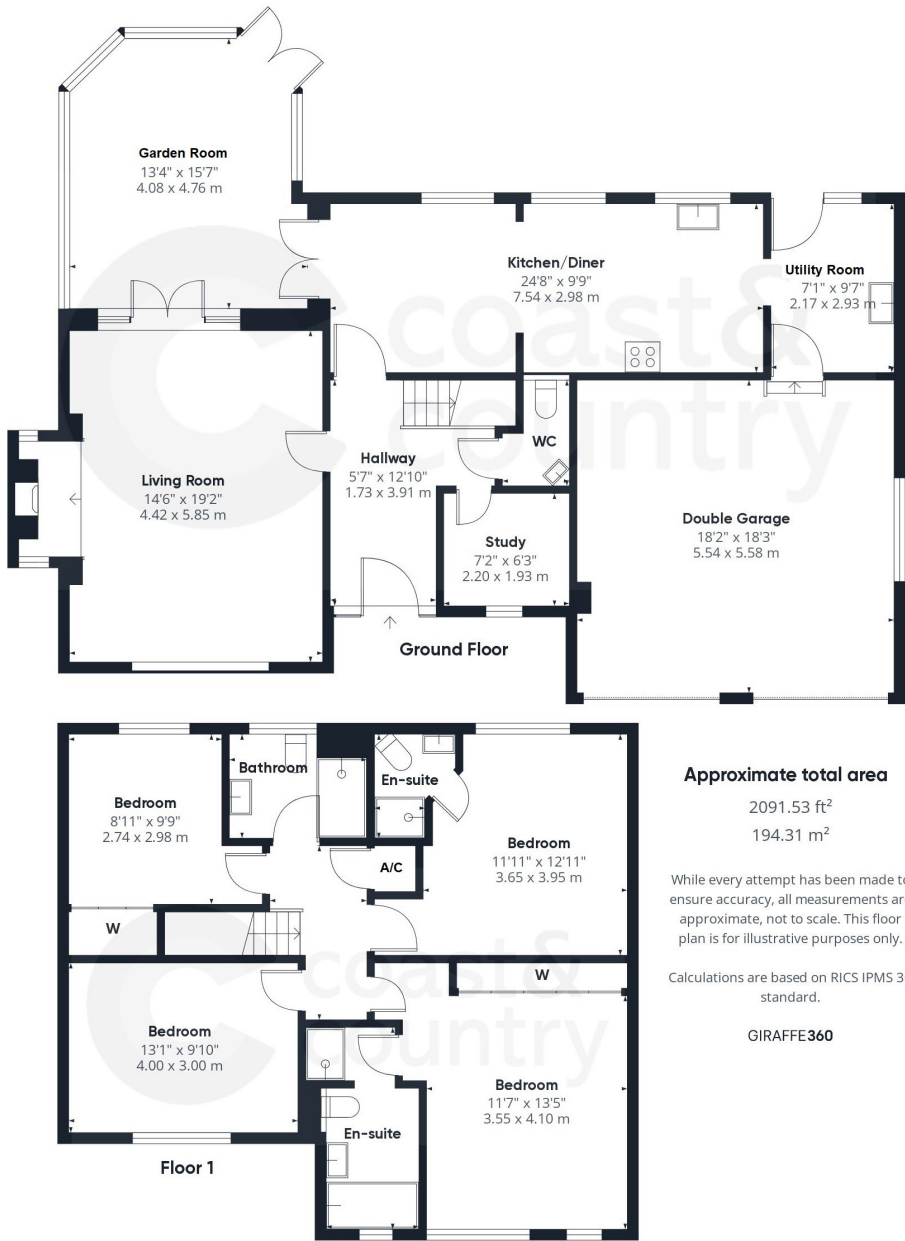
The front garden is mainly laid to lawn, with a driveway in front of the double garage. A side path provides access to the rear garden, which features a patio along the back of the house, perfect for outdoor dining and relaxation. The garden is mostly laid to lawn and predominantly level, with mature shrubs lining the borders and shed.

Directions:

From the Penn Inn roundabout at Newton Abbot keep in lane for A381 for Totnes / Town Centre. Turn left into Forde Park. At the junction at the end of the road continue straight ahead into Coach Road. Coach Place can be found on the right hand side just opposite the park.



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Approximate total area

2091.53 ft²
194.31 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band G
Tenure: Freehold
Mains water. Mains gas. Mains drainage. Mains electricity.

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 | 64 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.