



## Wolborough Hill, Newton Abbot

4x  2x 

ENERGY  
RATING  
C70

- Video Walk-through Available
- Detached House
- 4 Bedrooms (1 en-suite)
- Lounge/Diner with Patio Doors
- Spacious Kitchen/Breakfast Room
- Front and Rear Gardens
- Integral Garage and Driveway
- Open Views from Front
- Sought-After Address
- Early Viewings Advised

**Guide Price:**  
**£375,000**  
FREEHOLD

# New House, Courtenay Road, Newton Abbot, Devon, TQ12 1HP



1000s of homes sold in Teignbridge

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# New House, Courtenay Road, Newton Abbot, Devon, TQ12 1HP

Situated on Wolborough Hill and enjoying wonderful, far-reaching views over Newton Abbot towards The Racecourse, Highweek Church and Haldon beyond we are pleased to offer for sale this individual detached home. Although in need of improvement this family home offers spacious accommodation in a very sought-after location and will appeal to a wide range of buyers.

Courtenay Road is located in the highly-regarded area known as Wolborough Hill which is one of Newton Abbot's most desirable addresses within walking distance of the town centre of this popular market town. The property is also within walking distance of the mainline railway station to London Paddington, and close by there is a host of facilities including schools, supermarkets, shops, and access to the A38 linking the cities of Exeter and Plymouth.

## The Accommodation:

A composite part obscure double glazed entrance door and hallway with wood flooring, stairs to first floor and cloakroom/WC with low-level WC, and corner wash basin. The lounge/diner is dual aspect with bay window to front enjoying views over Newton Abbot, the racecourse, towards Highweek Church and Haldon in the distance, living flame gas fire, French doors to garden and multi glazed doors to the kitchen/breakfast room which is extensively fitted with a range of wall and base units, work surfaces, breakfast bar, sink unit, built-in appliances, window to side and two windows to opposite side and courtesy door to garage.

Upstairs on the first-floor landing there is a Velux window and large storage cupboard housing wall mounted gas boiler. There are four bedrooms and bedrooms one, two and four have an outlook to front enjoying the superb wide sweeping views over Newton Abbot towards Highweek Church, the racecourse and Haldon beyond. Bedroom one also has a range of fitted wardrobes and an en-suite bathroom with panelled bath, low level WC, pedestal wash basin and cupboard. Bedroom four is to the rear with a Velux window. The bathroom has a suite comprising panelled bath, low level WC, wash basin and heated towel rail. Gas central heating and uPVC double glazing are installed.

## Parking:

Outside to the front there is a driveway leading to the single garage with metal up and over door and courtesy door to kitchen.

## Gardens:

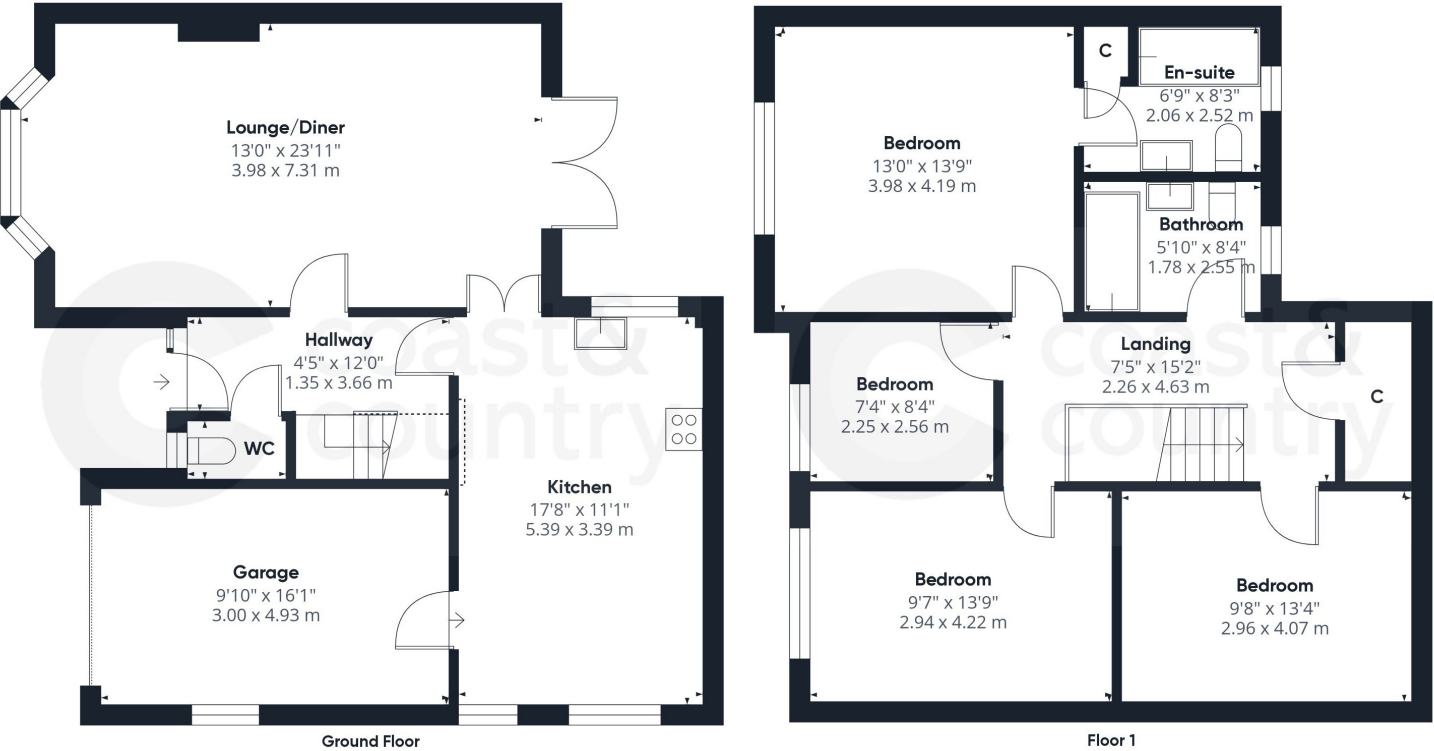
The rear garden is enclosed and has timber decking.

## Directions:

From the Penn Inn roundabout take the A381 for Totnes. Take the fourth turning on the left into Church Road. Take the second right into Courtenay Road. Turn right at the cross roads continuing into Courtenay Road where the property can be found on the left hand side.



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**Approximate total area**

1476.7 ft<sup>2</sup>  
137.19 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Agents Notes:**

Council Tax: Currently Band E  
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		82 B
69-80	C	70 C	
55-68	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.