



Wolborough Hill, Newton Abbot

4x  3x 

ENERGY
RATING
C75

- Video Walk-through Available
- Spacious Period-Style Detached House
- 4 Bedrooms - Master with Dressing Room
- 2 Generous Reception Rooms
- 3 Bathrooms
- Full of Character
- Far-Reaching Views
- Driveway and Double Garage
- Sought-After Wolborough Hill Address

Guide Price:
£675,000
FREEHOLD

Bay Tree House, 8 Oak Lawn, Newton Abbot, TQ12 1QP



1000s of homes sold in Teignbridge

78 Queen Street, Newton
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A substantial detached period-style family home located in the desirable Wolborough Hill area of Newton Abbot which commands an elevated position enjoying superb views over the town and beyond. The versatile and spacious accommodation is arranged over three floors and a credit to the current owner, being presented in show home condition throughout. This charming home offers two elegant reception rooms both of which access the terrace, an extensive fitted kitchen with separate utility. At entrance level there are two bedrooms – one of which is used as a snug by the current owner and a bathroom with two further bedrooms on the top floor both of which boast en-suites and the master bedroom also has a dressing room off. Gas central heating and double glazing are installed and outside there is ample parking, a double garage and easy to maintain landscaped gardens. This stunning home will appeal to a wide range of buyers and internal viewings are strongly encouraged to appreciate the location, accommodation and views on offer.

Oak Lawn is situated on Courtenay Road which 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 timber framed part obscure glazed entrance door with obscure glazed side panels leads to the reception hallway on the middle floor with wood flooring, stairs to lower ground floor, first floor and courtesy door to integral garage. There are two double bedrooms, one of which the current owners use as a snug with built in cupboards, feature arched windows and French doors opening to a balcony enjoying far reaching views over Newton Abbot towards Haldon, the racecourse and the river Teign. The other bedroom on this floor also has feature arched windows and French doors opening to a balcony enjoying the lovely views. There is also a bathroom with suite comprising corner panelled bath, low-level WC, pedestal wash basin, heated towel rail, tiled flooring, part tiled walls and window.

On the lower ground floor there is a large hallway with under stairs storage cupboard and door and side panel to front. The sitting room is an elegant light and airy room with minster style fireplace and walk in bay window with sash style windows to either side of French doors opening to the terrace. Double doors open to the impressive dining room which has a walk-in bay with sash style windows to either side of French doors also opening to the terrace. The kitchen is extensively fitted with a range of wall and base units with work surfaces and tiled splashback, inset double sink unit with Quaker tap providing instant boiling water, central island, built-in microwave and range style cooker with gas hob and electric oven, tiled flooring, windows to front and side. There is also a utility room with base units, work surfaces, inset single drainer sink unit, spaces for washing machine and tumble dryer, wall mounted gas boiler and window and a cloakroom with low-level WC and wash basin.

On the top floor of the house, the landing has a feature arched window to side and the master bedroom has fitted wardrobes, storage cupboard. and arched sash style windows enjoying

superb views over Newton Abbot towards Haldon, the racecourse and the River Teign. Off the bedroom is a dressing room which is currently used as a study with fitted furniture, window and further door to the en-suite bath/shower room with a freestanding roll top bath, separate shower cubicle, low-level WC, twin wash basins, bidet, heated towel rails, part tiled walls and feature arch style window. Bedroom two has glazed windows to front and an en-suite bathroom with panelled shower bath with screen and tiling to surround, low-level WC, feature wash basin and two windows to front.

Parking:

Outside to the front there is a paved driveway providing ample off-road parking leading to a double garage. The double garage has twin electric remote up and over doors, ample storage and courtesy door to hallway.

Gardens:

Gate with wrought iron railings and path to front door. A further path with established shrub borders leads to the side of the property and gives access to the rear garden which is landscaped for ease of maintenance with a large composite decked terrace with glass screening perfect for relaxing and alfresco dining. Steps lead down to a garden area with brick paved path and a range of established shrubs.

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 Oak Lawn can be found on the right hand side.



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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	74 C	79 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.