



Knowles Hill, Newton Abbot

3x  1x 

ENERGY
RATING
D57

- Video Walk-through Available
- Spacious Semi-Detached House
- 3 Bedrooms
- 4 Reception Rooms
- Far-Reaching Views

- Front and Rear Gardens
- Off Road Parking and Garage
- Well-Regarded Knowles Hill Position
- Convenient Location

Guide Price:
£375,000
FREEHOLD

5 Seymour Road, Newton Abbot, TQ12 2PT



1000s of homes sold in Teignbridge

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

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A spacious semi-detached family home situated in the highly sought-after Knowles Hill area of Newton Abbot and enjoying far-reaching views which will make an ideal purchase for buyers looking for spacious accommodation in a convenient and desirable location.

Seymour Road is situated a short walk from the market town of Newton Abbot which offers a wide range of amenities including a high street with various shops, coffee shops and restaurants, primary and secondary schools and further education services, a leisure centre, a number of parks, hospital and out of town businesses and retail parks. For the commuters there is a bus station a mainline railway station with direct access to London Paddington, a bus station with timetabled bus routes throughout Teignbridge and Torbay, the A38 is approximately 3 miles away and links Plymouth and Exeter whilst the A380 dual carriageway is approximately 2 miles away and links Exeter with Torbay.

The Accommodation:

A uPVC part double glazed door and entrance porch with windows to front and side with glazed door to entrance hallway with stairs to first floor, cupboard under and cloakroom/WC with WC and wash basin. The lounge has laminate flooring and a bow window. There is a separate dining room with window to front, feature fireplace and inset gas living flame coal effect fire and door to snug with window to rear enjoying far reaching views. The kitchen has a modern range of wall and base units with work surfaces, tiled splashback, inset single drainer sink unit, space for range-style cooker, plumbing for washing machine, integrated dishwasher, window to rear enjoying wide sweeping views and sliding door to the utility/rear porch with windows and doors to front and rear. Also on the ground floor there is a study area with window to rear and stairs leading down to the lower ground floor with hallway and door to garden and two garden/store rooms.

Upstairs on the first-floor landing there is access to a loft. Bedroom one has a window to front and storage cupboard. Bedroom two is dual-aspect with windows to front and rear. Bedroom three has a window to rear. The bathroom has a tile panelled bath with shower over, screen and tiling to surround, low level WC, vanity wash basin, heated towel rail and two windows. Gas central heating and double glazing are installed.

Parking:

Outside to the front there is a double-width driveway providing off-road parking leading to a single garage with up and over door.

Gardens:

To the front there is a gravelled area and gate to the side leading to the rear garden which is of a generous size with raised decked area and steps leading to a tiered garden with gravelled area, lawn and patio, with a further lawn with Apple tree, pond, timber shed and greenhouse.

Directions:

From the Coast & Country office follow the Queen Street one way system. Turn right by the Courtenay Arms into Albany Street. Follow the road straight ahead into Cricketfield Road. Turn left at the traffic lights onto Halcyon Road (B3195). Continue straight ahead through the next set of traffic lights, past the multi storey car park on the left. At the traffic lights turn right onto Highweek Street (A382). Take the first right, then immediately left into Old Exeter Road, continue along the road turning left into Seymour Road where the property can be found on the left hand side.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

This property is currently tenanted.

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	57 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.