



Milber, Newton Abbot

3x  3x 

ENERGY
RATING
D68

- Video Walk-through Available
- Individual Detached Family Home
- 3 Bedrooms (2 en-suite)
- Triple-Aspect Lounge/Diner
- Fitted Kitchen/Breakfast Room
- Fitted Kitchen/Breakfast Room
- Attractive Conservatory
- Landscaped Gardens
- Double Garage and Off Road Parking
- Tucked Away Position

Guide Price:
£525,000
FREEHOLD

Foxlands, Villiers Avenue, Newton Abbot, TQ12 4AT



1000s of homes sold in Teignbridge

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

Foxlands, Villiers Avenue, Newton Abbot, TQ12 4AT

Built in 2000 by the current owners, we are pleased to offer for sale this traditionally constructed spacious and individual architect designed home which is situated in a unique and tucked away location within Villiers Avenue, down a long private drive with woodland opposite. The superbly presented and generously proportioned accommodation, with quality fittings throughout, is installed with gas central heating and double glazing. The spacious light and airy living space offers a spacious reception hallway with cloakroom/WC off and storage cupboards, a triple aspect lounge/dining room, overlooking the gardens, with feature fireplace, a beautiful Victorian style conservatory with French doors to the garden and a modern, comprehensively fitted kitchen / breakfast room with quality integral appliances. Also on the ground floor there is also a study/4th bedroom and utility room with courtesy door to the garage. From the galleried landing there are three bedrooms; two of which, at either end of the property, boast en-suite shower rooms and walk in wardrobes/dressing rooms. In addition, there is a bathroom/WC.

Situated opposite woodland in a peaceful and tucked away position, down a private drive within this desirable cul-de-sac in the sought after and established Milber area of Newton Abbot. There is a convenience store situated in nearby Twickenham Road and Sainsbury's supermarket is close by. There is a timetabled bus service to the town centre which is approximately 1½ miles away. Newton Abbot is a vibrant market town offering an extensive range of shopping and leisure facilities, and also benefits from excellent transport links including a mainline railway station and A380 dual carriageway to Exeter and M5 beyond. The Teignmouth and Torquay coastlines are also both approximately 5 miles away.

Parking:

O There is ample parking on the driveway that leads to the integral double garage 19' 7" (5.97m) x 16' 0" (4.88m).

Gardens:

Outside there are beautifully landscaped gardens with level lawn and an abundance of shrubs, flower borders and trees offering a degree of privacy.

Location/Driveway:

Approached via a long private drive between numbers 3 and 5 Villiers Avenue there is a 5 bar gate and gravelled driveway leading to 'Foxlands'. This driveway is owned by a neighbouring property and the owners of Foxlands have a right of access across it. The present owners inform us that no maintenance charges are payable for this driveway.

Directions:

From the Penn Inn roundabout at Newton Abbott take the Combeinteignhead/Milber exit, continue straight ahead at the traffic lights up Shaldon Road and turn right into Twickenham Road, turn right again into Newtake Rise and Villiers Avenue is the first turning on the right hand side. Between numbers three and five Villiers Avenue there is a gate and gravelled driveway which leads to Foxlands.



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Agents Notes:

Council Tax: Currently Band F

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		
69-80	C		79 C
55-68	D	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.