



Wolborough Hill, Newton Abbot

5x  2x 

ENERGY
RATING
C72

- Video Walk-through Available
- Spacious and Versatile Detached House
- 4 Bedrooms (1 en-suite)
- 3 Reception Rooms
- Kitchen/Diner and Separate Utility
- Driveway Parking
- Secluded Rear Garden
- Sought-After Wolborough Hill Address
- Terraces with Far-Reaching Views

Guide Price:
OIEO £550,000
FREEHOLD

Gainford 7a College Road, Wolborough Hill, Newton Abbot, TQ12 1EF



1000s of homes sold in Teignbridge

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

Gainford 7a College Road, Wolborough Hill, Newton Abbot, TQ12 1EF

A superb individual detached house enjoying lovely open views from the rear and located in a highly-regarded and convenient location.

Beautifully presented, the property stands on a lovely plot with a particularly secluded and good size rear garden which is fully enclosed partly by an attractive stone wall which is well-established with lawns and colourful planting. Attached to the house are two separate terraces, ideal for summer dining and entertaining. At the front is off road parking below which is a useful store room.

The property is located on the southern side of Wolborough Hill which is widely regarded as Newton Abbot's premier location. The town centre with its extensive range of shops, businesses, restaurants and main line railway station are within around a 1 km walk.

The Accommodation:

Stepping inside, the accommodation is presented in first class order with quality fittings and designer touches. Arranged over three floors, the property offers a degree of versatility with potential to create a self-contained annexe on the lower level, subject to obtaining all required consents and approvals. A smart modern front door with twin side panels providing plenty of natural light opens to a spacious reception hallway with attractive Karndean light wood effect flooring. Stairs from the hall rise to the first floor and descend to the lower floor. Off the hallway is a useful cloaks cupboard. Solid oak internal doors provide access to a plumbed utility room, cloaks/WC, the lounge and kitchen/diner. The lounge is flooded with natural light through double-aspect glazed doors and full height side panels, one enjoying the best of the views with Juliet-style balcony and the second doors opening to adjoining decked terrace, also accessed from the kitchen/diner with glass balustrade surround and steps leading down to the lower terrace and garden. The kitchen/diner is a lovely open plan room again flooded with natural light and enjoying a southerly aspect. There is plenty of space for a large dining suite and the kitchen is fitted with a comprehensive range of cabinets and some integrated appliances with solid granite counter tops adding to the quality feel.

At the lower level, a hallway provides access to a modern shower room with WC and basin and two good-sized rooms which open to the rear garden

and offer potential for additional bedrooms or reception rooms.

At first floor level a spacious landing with linen cupboard provides access to four bedrooms and an up-to-the-minute family bathroom with quality suite including both a bath and separate shower cabinet. The smaller of the bedrooms is currently being used as an office and the master bedroom has an en-suite shower room.

Parking:

Driveway to the front with space for two vehicles.

Gardens:

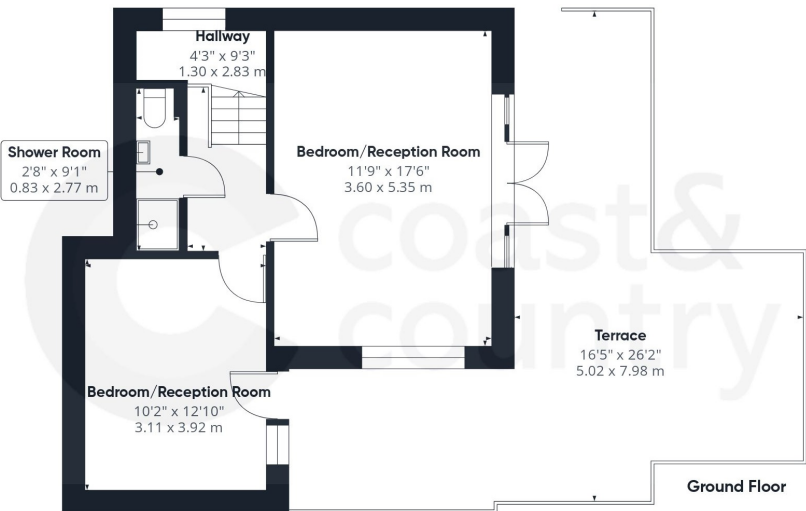
At the front a sweeping pathway and steps lead down through attractive landscaped gardens to the front door. At the rear the garden is substantial and particularly secluded being fully enclosed partly by a stone wall. Well established the gardens are mainly laid to lawn with some inset planting. Adjoining the house are two separate decked terraces ideal for summer dining.

Directions:

From Coast And Country offices head up Devon Square and turn left onto Torquay Road. Take the left hand turn into Church Road and then the right hand fork into College Road. The property will be found after the right hand bend on the left hand side.



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Approximate total area^m

1747 ft²

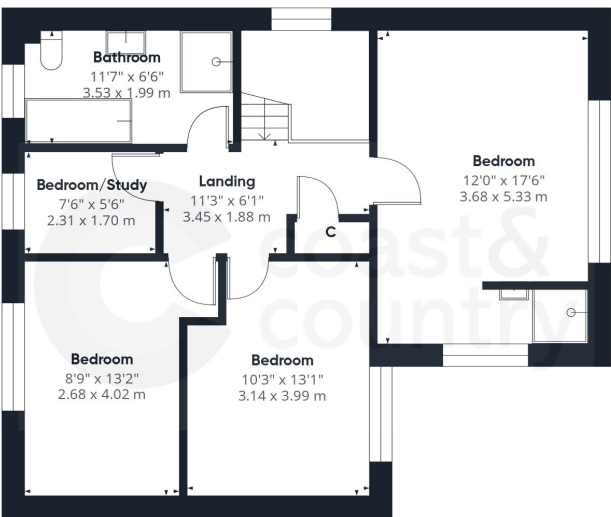
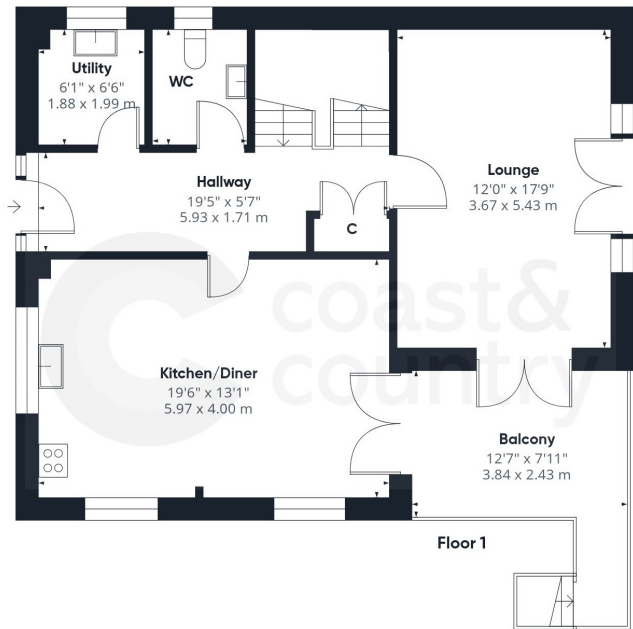
162.4 m²

(1) Excluding balconies and terraces

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.

GIRAFFE360



Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

The property is approached over a shared driveway for which there may be a liability for maintenance.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 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.