



Knowles Hill, Newton Abbot

5x  2x 

ENERGY
RATING
E46

- Video Walk-through Available
- No Upward Chain
- Spacious Semi-Detached House
- 5 Bedrooms
- 3 Reception Rooms Plus Dining Room

- Detached Driveway and Single Garage
- Far-Reaching Views
- Much Potential
- Approx Half Acre Plot
- Sought-After Address

Guide Price:
£450,000
FREEHOLD

37 Seymour Road, Newton Abbot, TQ12 2PT



1000s of homes sold in Teignbridge

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

37 Seymour Road, Newton Abbot, TQ12 2PT

A substantial mature semi-detached house situated in one of Newton Abbot's most desirable residential districts, offering extensive and versatile accommodation with much potential.

Located on Knowles Hill, the property enjoys some lovely far-reaching views from the rear over much of the surrounding area and onto parts of Dartmoor in the distance.

A particular feature of the property is its large enclosed plot which in total extends to around half an acre, with established gardens in part enjoying excellent levels of privacy. A garage and driveway provide off road parking. The property is conveniently located for Newton Abbot's vibrant and well-served town centre with the clock tower, Austin's department store and the town's mainline railway station all within 0.75 miles walk. Also within a similar distance are both primary and secondary schools.

In the same ownership for many years, the property has clearly been loved and cherished but does now offer potential for a degree of updating and remodelling as required to fit a new owner's needs.

The Accommodation:

The ground floor includes a spacious reception hallway with handsome staircase to the first floor with a cupboard below. There is a wet room with WC and basin off the hallway. The living space is provided by three well-proportioned reception rooms and a fitted kitchen.

On the first floor are four double bedrooms, three with fitted wardrobes, and a fifth single bedroom which could be used as an office. There is a bathroom with airing cupboard and a separate WC. In addition, and approached from the rear garden, is an additional room with WC off which offers potential to provide a self-contained suite or hobbies room, subject to all required consents and approvals.

Parking:

Garage and driveway, detached from the house.

Gardens:

The property occupies a substantial enclosed plot offering mature established gardens with much privacy extending in total to around half an acre.

Directions:

From the train station head into town and turn right at the war memorial into The Avenue. Follow the road and at the roundabout take the first exit and then the first right hand turn. Follow the road for short way and take the first right and then round to the left. At the junction turn right into Setmour Road and the house will be found on the right hand side.



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Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold (assumed)

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

The property is not registered with land registry.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

The EPC for this property has been ordered and will be added as soon as it is available.

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 ± 0.1 m. 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.