



Knowles Hill, Newton Abbot

4x  2x 

ENERGY
RATING
C73

- Video Walk-through Available
- Spacious Detached House
- 4 Bedrooms
- Lounge, Sun Room and Kitchen/Diner
- 2 Bath/Shower Room
- Twin Garages
- Front and Rear Gardens
- Far Reaching Views
- Popular Knowles Hill Location
- Well-Proportioned & Reverse-Level

Guide Price:
£475,000
FREEHOLD

76 Seymour Road, Newton Abbot, TQ12 2PN



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Abbot, Devon, TQ12 2ER

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A substantial four double bedroom reverse level detached home occupying an elevated position and enjoying superb views within one of Newton Abbot's most favoured residential locations. The deceptively spacious accommodation boasts a generous lounge, sun lounge, large kitchen/dining room and two bath/shower rooms. Gas central heating and uPVC double glazing are installed and outside there are easy to maintain gardens and twin garages. Internal viewings are highly recommended to appreciate the location, accommodation and views this individual family home offers.

Seymour Road is situated within the well-regarded Knowles Hill area which is 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 obscure double-glazed entrance door leads into the reception hallway with stairs to first floor with cupboards under and a large walk-in storage area with wall mounted gas boiler. There are three bedrooms on the ground floor, bedroom two has wood flooring and two windows to front and bedrooms three and four both have window to front. There is also a modern shower room with suite comprising walk-in shower area, low-level WC with concealed cistern, wash basin, heated towel rail and tiled flooring.

Upstairs on the first floor there is a spacious galleried style landing which is suitable as a study area with window and access to loft. The lounge is triple aspect with windows to rear and side and sliding patio doors to the sun lounge with windows enjoying superb views over Newton Abbot. The kitchen/dining room is a spacious room with two windows to rear and a door to outside. There is a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, space for appliances and tiled flooring. Bedroom one is dual-aspect with three windows to front enjoying superb view over Newton Abbot and further window to side. There is also a modern

bath/shower room which has a suite comprising walk-in shower area, freestanding bath, low-level WC with concealed cistern, wash basin, heated towel rail, tiled flooring and a window.

Parking & Gardens:

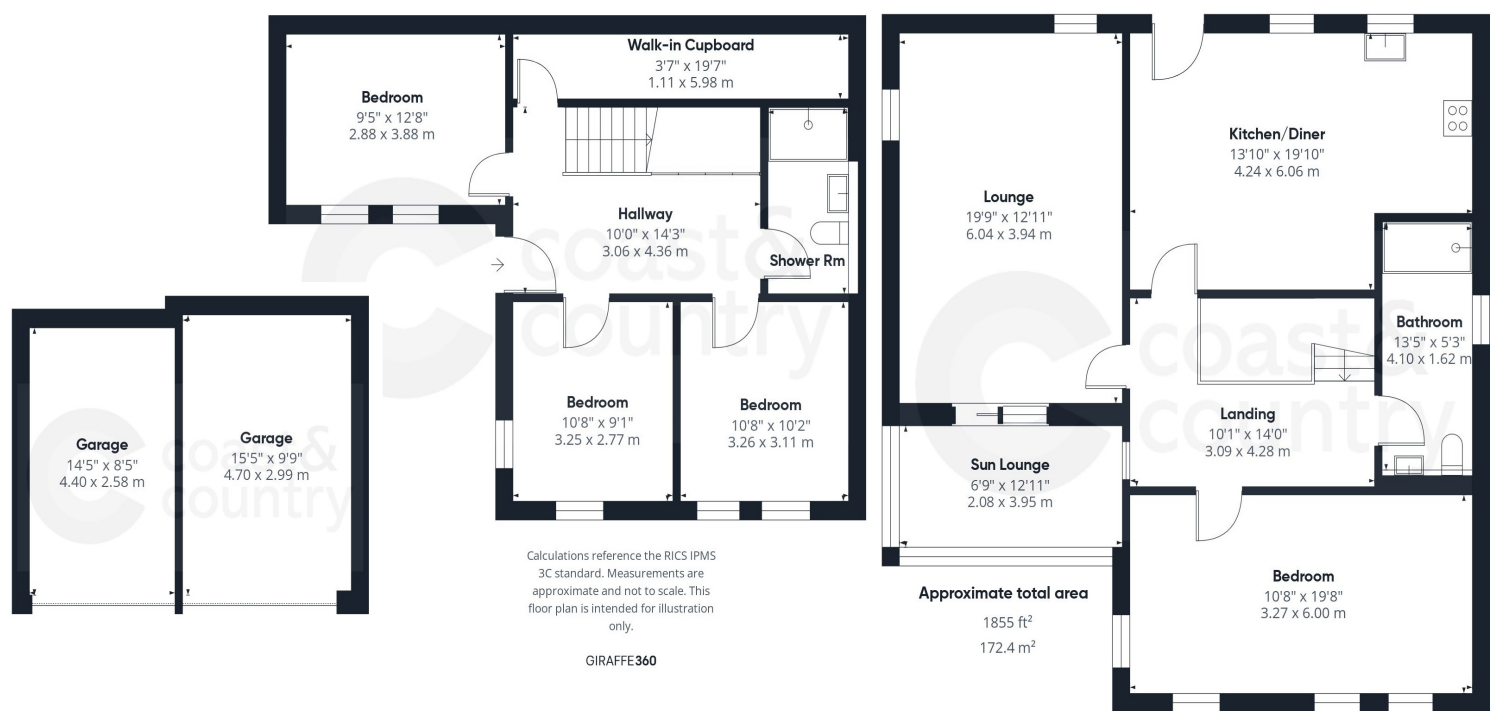
Outside to the front at road level there are twin garages with roller doors and steps leading through the front garden with timber decked terrace, lawn and wide selection of shrubs and trees and a covered patio area by front door. To the side of the property a path leads to the rear garden which has a stone retaining wall with flower borders, paved patio making an ideal seating area with pergola and wisteria, sloping lawn, apple trees, selection of shrubs and wooden studio to rear.

Directions:

From the Coast & Country office follow the Queen Street one way system, right into Albany Street. Continue straight ahead into Cricketfield road. Turn left at the traffic lights onto Halcyon Road. Turn right immediately after the next traffic lights into Abbotsbury Road. Turn right into Bury Road. At the T junction turn left and then immediately back on yourself into Seymour Road where the property can be found on the left hand side.



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Agents Notes:

Council Tax: Currently Band E
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		82 B
69-80	C	73 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.

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