





Fieldfare, Old Totnes Road, Newton Abbot, TQ12 1LR

A wonderful individual detached house in a first class location convenient for the town.

- Individual detached house
- 4 Double bedrooms
- 2 Bath / shower rooms
- Large living room
- Quality kitchen opening to a conservatory
- Separate study
- Double glazing, gas central heating and solar panels
- Generous gardens
- Private driveway and integral garage
- Premier location convenient for the town centre

On the market for the first time in over 40 years, Fieldfare occupies an established enclosed plot backing onto fields on the lower slopes of Wolborough Hill, widely regarded as Newton Abbot's premier address.

The house is immaculately presented with balanced living accommodation; There are 4 double bedrooms and 2 bathrooms on the first floor including a double aspect master bedroom with fitted wardrobes. The ground floor offers an expansive double aspect living room with wood burner, superb kitchen with granite counter tops which is seamlessly open plan to the double glazed conservatory with a tiled floor throughout and enjoys a wonderful aspect across the gardens and onto the fields behind. The ground floor also features a study with fitted furniture and separate W.C, utility cupboard and access to the integral garage.

Around 300m from the picturesque Bakers Park and the National Trust's Bradley Manor with its surrounding woodland and around 700m from the vibrant town centre with its eclectic mix of established independent traders and National high street stores together with coffee shops, bars and restaurants. Excellent communication links include a mainline railway station, a bus station and the A380 dual carriageway linking Torbay with the city of Exeter and M5 beyond.

With Bakers Park and fields at the rear open to the public, this property is ideal for walkers and dog owners.

ACCOMMODATION

Ground Floor

Entrance Hallway	9' 5" (2.87m) x 8' 10" (2.68m)
Lounge and Dining Area	29' 0" (8.84m) max x 17' 5" (5.3m) – L shaped room
Kitchen Area	9' 7" (2.92m) x 8' 7" (2.61m)
Conservatory Area	11' 6" (3.5m) x 9' 0" (2.74m)
Study	8' 11" (2.73m) x 8' 0" (2.45m)
Utility / W.C	
Single Garage	19' 2" (5.83m) x 8' 0" (2.45m)

First Floor

Landing	
Bedroom 1	18' 0" (5.48m) x 10' 5" (3.17m) max
Bedroom 2	10' 11" (3.34m) x 8' 11" (2.73m)
Bedroom 3	11' 5" (3.47m) x 8' 11" (2.73m)
Bedroom 4	11' 2" (3.4m) x 8' 10" (2.68m)
Bathroom	9' 10" (3m) x 5' 7" (1.7m)
Shower Room	8' 2" (2.48m) x 5' 5" (1.65m)

OUTSIDE

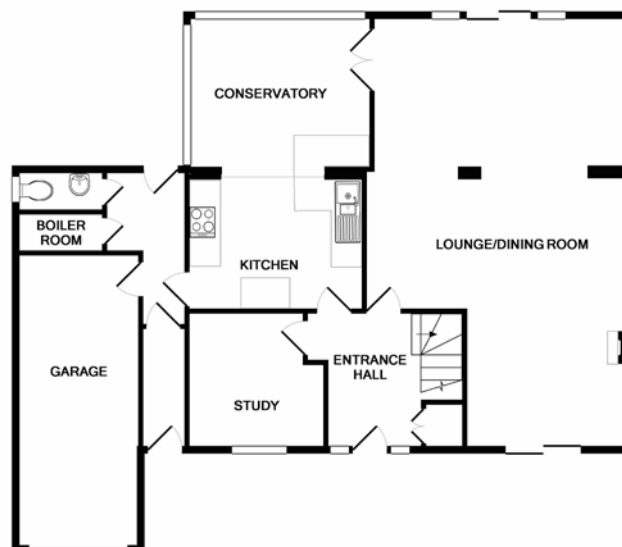
The mature established rear garden is a particular treat and of considerable size. There is a terrace, well-tended lawn, summerhouse and timber shed; both with power, extensive planting and a wide variety of fruit trees and bushes. The rear garden is enclosed by natural boundaries and affords an excellent level of privacy.

PARKING

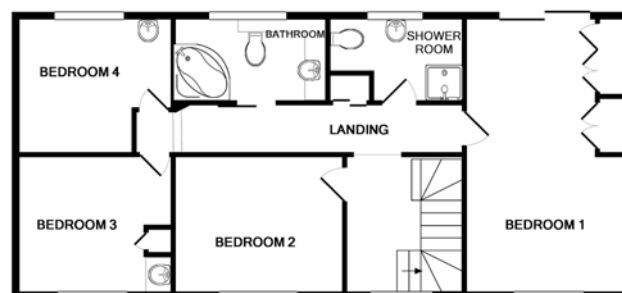
There is a neat brick paved driveway and an integral garage providing ample parking to the front.

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.





GROUND FLOOR
APPROX. FLOOR
AREA 1021 SQ.FT.
(94.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 697 SQ.FT.
(64.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1717 SQ.FT. (159.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018

AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council - Band F

Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

DIRECTIONS

From Newton Abbot take the A381 Totnes Road, passing Bakers Park on the right. Take the left hand fork just after the park into Old Totnes Road. The property can be found on the left hand side.

