



Our View “Individual detached property offering spacious living accommodation and outside space enjoying wonderful views”

Tree Tops is located at the very end of one of Newton Abbot's most sought after roads and is a detached four to five bedroom property with stunning views.

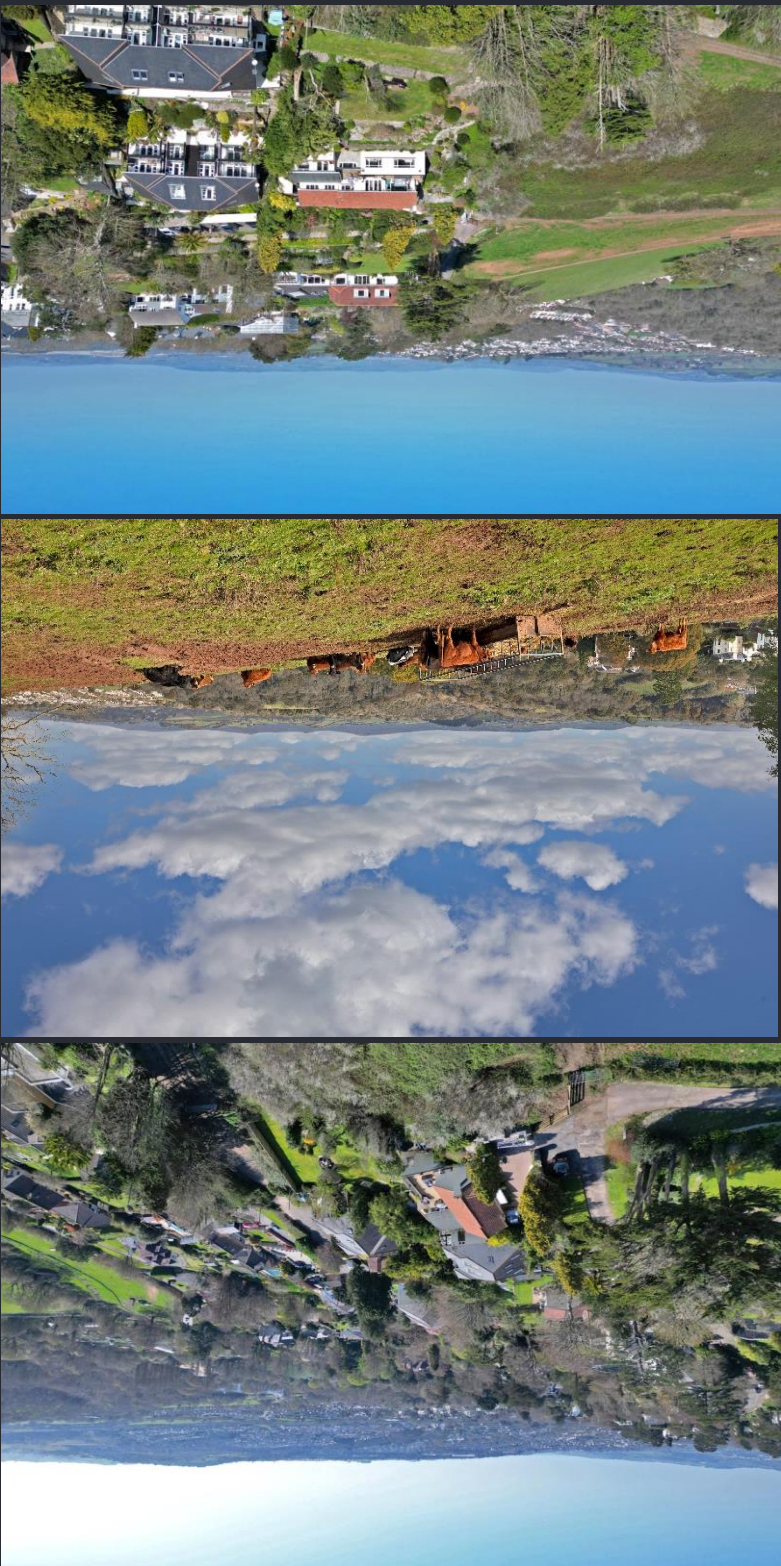
The accommodation comprises the entrance hallway providing access to the delightful and spacious living/dining room which enjoys superb views across Newton Abbot and the surrounding countryside with double glazed windows to the side and rear and double doors to the rear terrace. A door leads into the kitchen/breakfast room which features a range of matching wall and base level units with granite work surfaces with a mixer tap sink and drainer. There is a built in dishwasher and space for a range cooker and fridge/freezer and a useful larder cupboard. Double glazed windows to the rear enjoy the views and there is a door to the porch where you have a WC and access to the front of the property. A further door from the kitchen leads to a versatile reception room providing a range of uses with double glazed windows to the front and rear. From the entrance hallway you will find access to a study and stairs to the lower ground floor where you have an inner hallway providing access to four double bedrooms, all of which benefit from delightful views. The master bedroom features an en suite shower room and bedrooms two and three benefit from having their own sun terrace. Adjacent to bedroom four is a further shower room. Also accessed from the hallway is a superb bathroom with a modern suite comprising a

low level flush WC, pedestal wash hand basin, panelled bath and walk in shower and there are fully tiled walls and flooring. There is also a useful utility room with space and plumbing for a washing machine and tumble dryer and access to the side of the property. Externally to the front, accessed via a large iron gate, you have a sweeping block paved driveway which leads down to the property providing ample off road parking. There is access at either side of the property leading to the rear where you have a large patio terrace which leads out from the main living room, creating a superb space for outside dining and entertaining, enjoying panoramic views over Newton Abbot and the surrounding countryside. The lower sections of the garden are arranged over several levels and a pathway leads down the side of the property passing a pleasant assortment of flowerbeds and trees leading to two enclosed areas of lawn and there are two wooden storage sheds.

South Road is one of the most sought after locations in Newton Abbot. The town has a thriving community and a wide range of facilities and amenities including shops, superstores, churches, primary and secondary schools, hospital, sporting and leisure opportunities and a rail station on the Plymouth - London (Paddington) mainline. The A380 dual carriageway is close by at the Penn Inn roundabout providing dual carriageway access to Exeter and the M5 motorway beyond. The seaside towns of Torbay and Teignmouth are within easy reach, as are the open spaces of Dartmoor, and the area offers the opportunity for golf, fishing, racing, riding, walking and other country pursuits.

- Spacious living/dining room
- Second reception room
- Kitchen/breakfast room
- Study
- Utility room
- Four double bedrooms (master en suite)
- Family bathroom and separate shower room
- Ample off road parking
- Gardens
- Panoramic views





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PROPERTY

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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

EU Directive 2002/91/EC

England, Scotland & Wales

Not energy efficient - higher running costs



Whist every attempt has been made to ensure the accuracy of the floorplan 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 operating or efficiency can be given.

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TOTAL FLOOR AREA : 199.1 sq.m. (2143 sq.ft.) approx.

Lower Ground Floor

18.7 sq.m. (203 sq.ft.) approx.

Ground Floor

83.8 sq.m. (907 sq.ft.) approx.

Entire Floor

88.8 sq.m. (955 sq.ft.) approx.

ALLSWORTH

PROPERTY

Treetops, Newton Abbot, TQ12 1HQ

£650,000 Freehold Ref: DSN6441