



- ✔ Entrance hallway
- ✔ Delightful kitchen/living room
- ✔ Two double bedrooms
- ✔ Conservatory/porch
- ✔ Bathroom with free standing bath and separate shower
- ✔ Further spacious room on the lower ground floor with much potential
- ✔ One allocated parking space within the car port
- ✔ Private and enclosed garden
- ✔ Large timber built summer house
- ✔ Favoured residential location

*Our View* “An opportunity to acquire a spacious apartment in a favoured residential location with an attractive private garden”

This delightful apartment situated on Wolborough Hill benefits from spacious living areas, two bedrooms, a large basement area providing for a range of uses and has a private garden and parking.



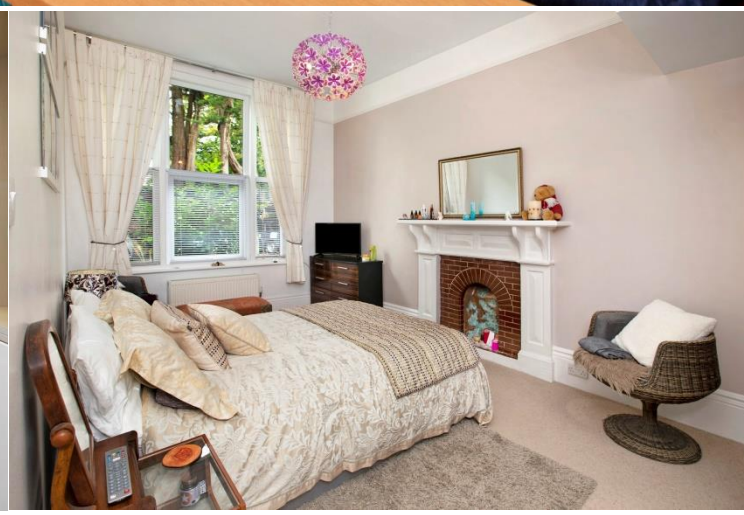
The accommodation comprises the entrance hallway with the original flooring which opens to the delightful living/kitchen room which features a remote control gas fire with a slate surround and large double glazed sash windows overlooking the garden. The modern kitchen features a range of matching wall and base level units with a mixer tap sink and drainer. Built in appliances include an oven and ceramic hob and there is space for a fridge/freezer and washing machine and a double glazed sash window to the garden. There are two double bedrooms leading from the entrance hallway and one of the bedrooms provides access to the conservatory/porch with double doors to the garden. The bathroom features a low level flush WC, pedestal wash hand basin, freestanding bath and separate shower cubicle and there is a window to the side.

Access via a floor hatch leads to stairs to the lower ground floor which has been re-developed by the current owners, creating a superb space providing for a range of uses including a guest suite or family room with tiled flooring and a double glazed door to the garden offering self contained access. This useful space has potential for an en suite bathroom and also gives access to

additional under house storage space.

A shared driveway provides access to a car port where you have one allocated parking space within the car port. The gardens, which are very private and enclosed, are mainly laid to lawn bordered by an attractive assortment of mature trees and flowerbeds. A patio area provides an ideal space for outside dining and entertaining and there is a large timber built summer house.

College Road is situated on the southern slopes of Wolborough Hill, a favoured residential area of Newton Abbot graced with large Victorian villas. There are many walks nearby - at Decoy Park with its wood and lake, Wolborough Hill itself and Bradley Manor, a National Trust park with woods and stream. Newton Abbot has a wide range of facilities including shops, superstores, primary and secondary schools, hospital and rail station on the London Paddington - Plymouth main line.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

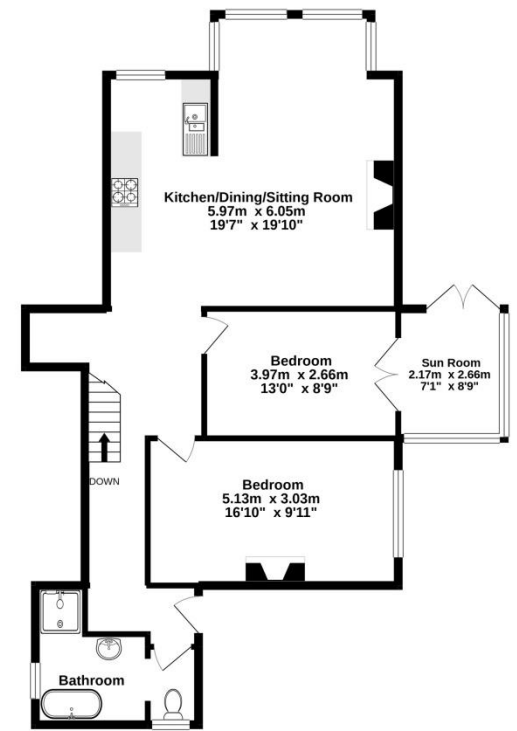
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Lower Ground Floor  
37.0 sq.m. (399 sq.ft.) approx.



Ground Floor  
84.4 sq.m. (908 sq.ft.) approx.



**TOTAL FLOOR AREA : 121.4 sq.m. (1307 sq.ft.) approx.**  
Whilst 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 operability or efficiency can be given.  
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