



SIMPLY GREEN

Shaldon Road
Newton Abbot



Detached Victorian House With Self Contained Annex.

- ◆ Five Bedroom House
- ◆ Two Bathrooms & One Shower Room
- ◆ Living Room
- ◆ Dining Room
- ◆ Kitchen & Second Kitchen
- ◆ Utility/Laundry Room
- ◆ Home Office/Study
- ◆ Large Private Garden
- ◆ Double Garage & Driveway Parking
- ◆ Freehold/Council Tax F



A beautiful Victorian detached family house with lovely gardens, double garage and ample parking.

The current owners have tastefully updated the house throughout.

The property is full of character rooms which offer spacious accommodation on all floors, making it a great family home.

It includes a self contained one bedroom annex which is ideal for a family member.

The property is located on Shaldon Road on the outskirts of Newton Abbot, the house is ideally situated for access to Newton Abbot town centre, Torbay and the A380. Newton Abbot offers a comprehensive range of shops and amenities including supermarkets, cinema, health centres, library, primary and secondary schools, various restaurants, cafes and churches. The town has a mainline train station with routes to Exeter, Plymouth and London as well as a well-connected bus network. The bypass further connects the town to nearby cities like Exeter and Bristol.

Accommodation: This impressive property is accessed through a pair of double doors into the entrance porch. The porch is a good size and has vinyl flooring and a large window with shutters. There is a storage cupboard and next to this is a Utility/laundry room with plumbing for a washing machine and space for a vented tumble dryer above, there is a cupboard with a sink inset and a feature round window.

The porch opens into the vestibule and this still has its original style Victorian Chatsworth 5 colour pattern encaustic tiled floor. It offers space for coat and shoe storage and has a glazed wooden interior door opening into the hallway.

Spacious and elegant, the hallway is carpeted, with stairs to the first floor, doors to the living room, office and dining room.

With plenty of character, the living room is generous in size with a large feature bay window. The focal point is the impressive fireplace with a marble surround and decorative cast iron fire (Please note: with the new regulations, the chimney will require a flue to be installed if you want a working fire). Opposite the living room is the home office/bedroom six. This is currently set up as an office with a window to the front and alcove storage.

Moving through to the dining room you are greeted with a real wooden floor. The current owners installed a large glazed door in 2019 which opens out to the an attractive decked area which they also added and is nestled within the rear garden. There is a good deal of space for a large table and chairs and other dining room furniture. Again this room offers lots of character with a picture rail and a decorative cornice.

Walking through an open doorway you enter the sizable kitchen with feature cornice. The fitted kitchen has been styled to compliment this Victorian house. A range of white fitted wall and floor units with contrasting worktops and tiled upstands gives you a large capacity for storage and workspace. There is space and plumbing for a dishwasher and space for an upright fridge freezer. Included is an electric oven, a gas hob with extractor fan above and a double sink below the window overlooking the rear garden. Adjacent to the kitchen is an updated second kitchen. This houses the storage Combination boiler which combines the benefits of a system boiler and a combination boiler supplying you with large volumes of hot water. A range of floor cupboards with worktops above offer even more storage. there is a sink below the window and space for a second fridge freezer. Next is the snug, this is a bright room with two windows and a built in bookcase, it offers a great place to relax and unwind. A door opens to stairs leading down to the self contained annex. A second door opens into the rear hallway with a downstairs W.C and access to the rear door.

Lower Ground Floor Accommodation: The self contained annex is located on the lower ground floor. Heated by radiators throughout, this has its own uPVC entrance door which opens into the living room (This has been currently set up as a home bar) Next to this is a kitchenette area with a good size storage cupboard and a small hallway leads to a second room with an ensuite bathroom. There are stairs connecting the annex to the main house.

First Floor Accommodation: A grand carpeted staircase rises to the first landing with a picturesque stained glass window. this level has a shower room with tiled walls, a radiator, vinyl flooring and an obscure window, adjacent is a separate W.C. with a wall mounted hand basin, radiator and an obscure window. Also on this level is bedroom five. This is a carpeted small double room with a radiator and a window to the front.

Four further steps take you to the main landing with doors to the bedrooms and bathroom. The principle bedroom is an impressive size room with built in wardrobes, hand basin and a bay window with views over Wolborough Hill to Dartmoor beyond.

Bedroom two is also a generous size double room with space for bedroom furniture. It too has a useful hand basin, a radiator and a window with views.

Bedroom three is bright and airy with two windows. This has plenty of space for bedroom furniture and offers alcove storage.

Bedroom four is a carpeted double with a radiator below the window.

The family bathroom has also been upgraded with a modern suite. It has a tiled floor, part tiled walls, storage cupboard, window, a white bath with shower over and grey bath panel, a matching vanity basin with storage shelving and a low level W.C.



Outside:

Two large wooden gates open to give access to the property, with brick paving to the side garden and front door, this opens out to the large driveway with parking for six plus cars and this leads to the double garage. A wooden door opens into the side garden and leads to the back door. To the other side of the house a sloping pathway leads to a wooden gate giving access to the decked and stone chipped entertaining area, this can also be accessed from the dining room. Steps lower down to the spacious and landscaped gardens, starting with a private area of lawn and an area of artificial grass surrounded by established trees and bushes, this is a great place for chilling out or being used as a play area for the young ones. A couple of steps take you to another good size garden which is currently laid to lawn with a tree hedge again giving you lots of privacy. There are steps leading up to the side garden and to the rear of the property.

Viewings:

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

Directions:

From Newton Abbot, continue heading towards Penn Inn roundabout. Take the exit for Shaldon Hill and the property can be found on your right hand side just passed the St Marychurch Road turning.

Services:

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

Local Authority:

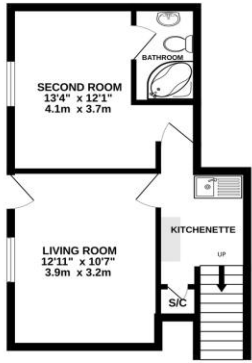
Teignbridge District Council.



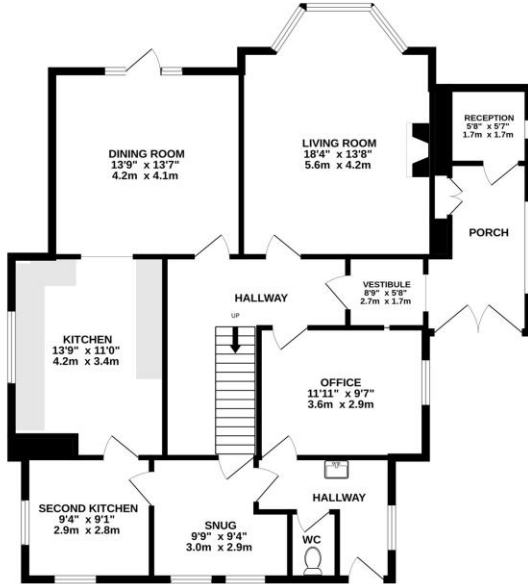




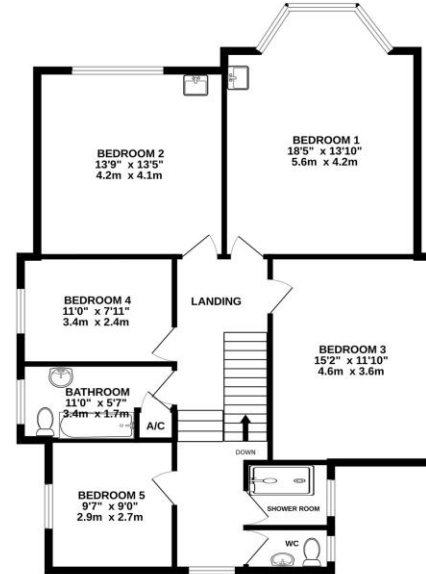
LOWER GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



GROUND FLOOR
1196 sq.ft. (111.2 sq.m.) approx.



1ST FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA : 2597 sq.ft. (241.3 sq.m.) 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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EPC: TBC

COUNCIL TAX BAND: F

TENURE:
FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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