



# RE/MAX

## PROPERTY HUB



**Warners Wolborough Close, Newton Abbot, TQ12 1HR**

**Guide price £450,000**

RE/MAX are delighted to bring to the market this stunning 3 bedroom detached bungalow in the heart of Wolborough Hill. Situated on an elevated position the property boasts excellent views over the surrounding area, towards the Bishopsteignton and the surrounding countryside.



It's conveniently located to access the town centre, mainline rail links, the A380 for Exeter and the M5 Motorway, Dartmoor and the coast.

The market town of Newton Abbot is less than 2 miles away. It offers a wide range of amenities including shops, supermarkets, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, a mainline railway station to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay, as well as the A38 for Plymouth and Cornwall.

A tarmac driveway leads to the double garage, with power, lights and a remote controlled garage door, and provides additional parking for at least four cars. A path leads to the entrance at the side of the bungalow.

Appearances are deceiving, as inside the property is very spacious, with all rooms of generous proportions, and beautifully presented throughout. The hallway is wide and has a useful cupboard for winter coats and shoes.

A hatch in the ceiling, with an extending ladder, provides loft access with fixed lighting and extensive storage space.

The dining room is spacious and has plenty of light from the large, south-facing bay window. A stone fireplace makes a nice feature and there is a range of fitted dining room units providing lots of fitted shelving and cupboards and a useful office area, perfect for someone working from home. There is plenty of room for a dining table and seating for six or eight and is perfect for a dinner party or a family celebration.

The living room is flooded with light from the triple-aspect windows and sliding patio doors open onto a balcony and terrace with a wrought iron balustrade; a fabulous place to enjoy the peace and quiet of the garden and the superb far-reaching views over the town and surrounding countryside.

The kitchen/breakfast room has been recently modernised by the current vendors and is a good size and offers a worktop space, and a range of, high and low-level, modern kitchen units providing ample cupboard space with under cupboard lighting. There is a built-in electric oven & combi oven microwave grill and a separate induction hob, a one and a half sink, space for American style fridge/freezer and inset spotlights. A door opens to a double-glazed porch with a door to the garden and a room that houses the condensing regular gas boiler.

There are three bedrooms, the master is a spacious double and a well-equipped modernised en suite bathroom with an airing cupboard

containing the hot water cylinder, a corner bath, bidet, basin, heated towel rail and a WC. There are two light and airy further bedrooms, with one having a built-in cupboard.

A utility room has a vinyl tiled floor, contains a sink unit, plumbing for a washing machine and plenty of floor space for several additional appliances, and a handy door to the front driveway.

The accommodation concludes with a refitted family bathroom with a window, fully tiled walls, full width shower cubicle, WC, wash hand basin, inset spotlights, wall mounted mirror and a wall mounted heated towel rail.

## Outside

There is a path on either side of the bungalow, leading to the large rear garden. A delightful space, beautifully landscaped, with a lawn surrounded by neat beds of mature flowers plants and shrubs. Steps and a path lead down to a lower level where there is a summer house, a rockery covered in a wide assortment of plants and areas of decorative gravel. On the top level, there is a crazy paved patio, and beneath the balcony and terrace, there are doors which open to reveal spacious garden stores, perfect for storing the mower, gardening tools and patio furniture.

A wonderful property in a superb location and a viewing is essential in order to fully appreciate all that it has to offer.

## Viewings

To view this property, please call us on or email and we will arrange a time that suits you.

## Directions

From the centre of Newton Abbot continue onto East Street which in turn leads onto Torquay Road. Turn right onto Church Road and turn right into Courtenay Road. Continue along this road, bearing round to the right, where the property will be found on your left hand side via a private drive.

## Services

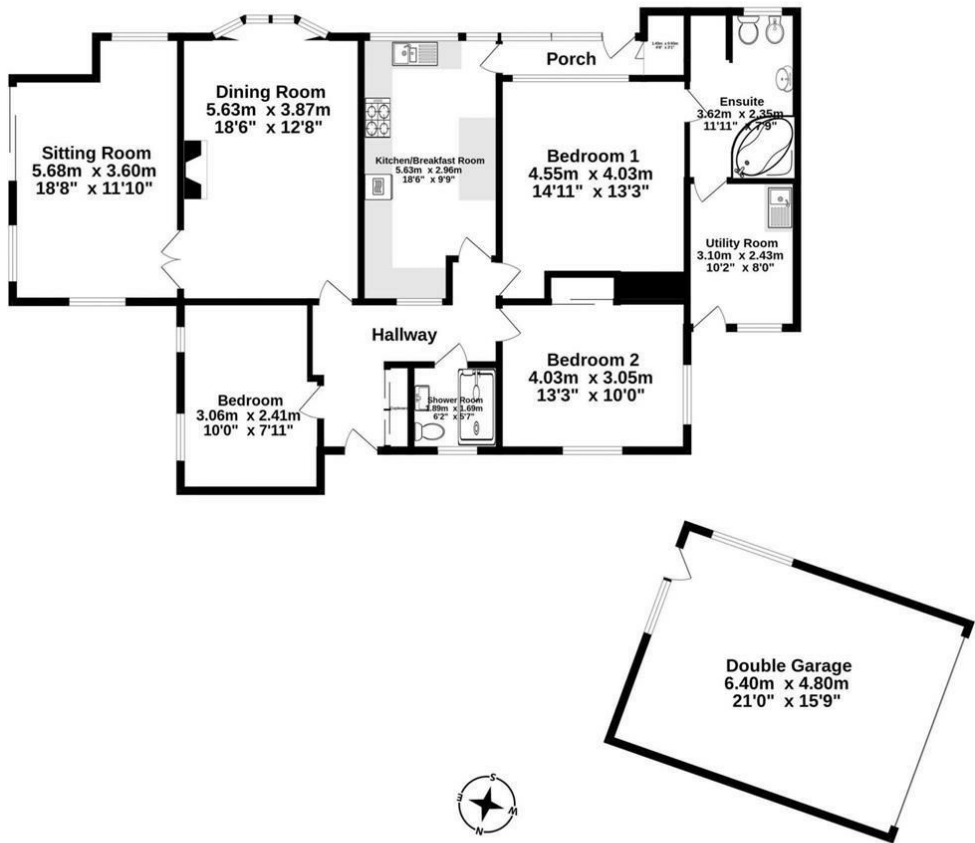
Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

## Local Authority

Teignbridge District Council

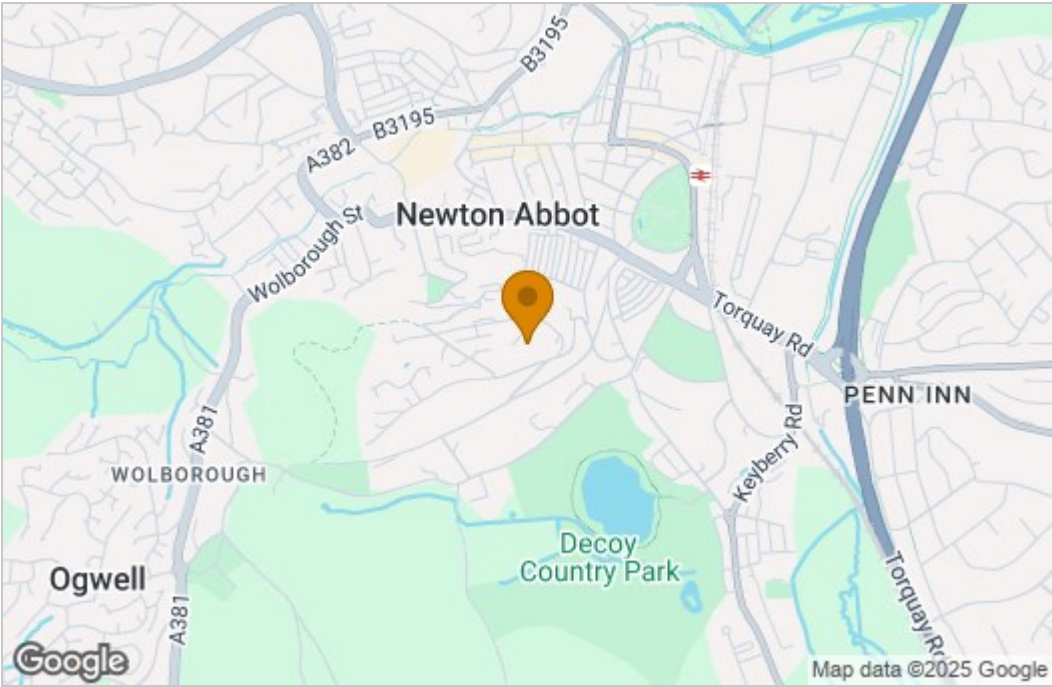
Floor Plan

Ground Floor  
164.8 sq.m. (1773 sq.ft.) approx.

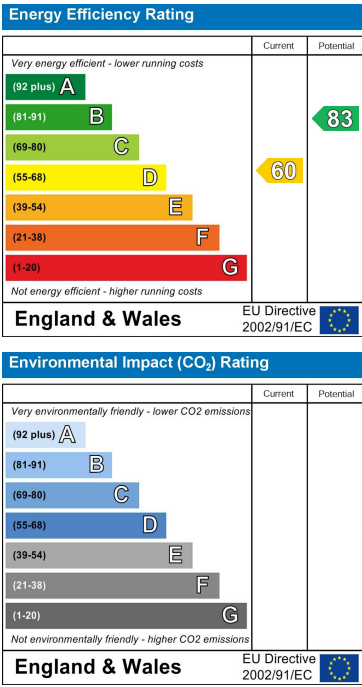


TOTAL FLOOR AREA : 164.8 sq.m. (1773 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Area Map



Energy Efficiency Graph



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