



Connells

Tangletrees South Road
Newton Abbot

Tangletrees South Road Newton Abbot TQ12 1HL

for sale guide price
£675,000 - £700,000



Property Description

Tangletrees is a beautifully maintained four bedroom detached home, upgraded to a high standard.

It is a 1970's detached family home, occupying an elevated, south facing position in the prestigious Wolborough Hill conservation area.

Boasting four bedrooms, two reception rooms, and a modern kitchen, the property enjoys stunning views towards Decoy Country Park and is ideally situated within easy reach of Newton Abbot's town centre, transport links, and schools.

Property Description

The property's split-level layout offers both space and versatility. The entrance is via the conservatory leading directly to the entrance hall. This provides access to a generous sitting room and, through a sliding glazed door into the conservatory, where you can enjoy far-reaching views. The separate dining room benefits from double doors opening onto the garden, while the modern kitchen has Granite Stone worktops, an induction hob, and integrated appliances. A breakfast area, utility area, and cloakroom with WC complete this level. From the hallway, a separate staircase leads to the integral double garage, equipped with power, lighting, and ample storage.

The lower ground floor is home to the spacious principal bedroom, which enjoys a southerly aspect, built-in storage, and a spacious en-suite shower room. A garden room seating area provides access to the rear garden.

On the first floor, there are three additional bedrooms - two generous doubles (one with extensive built-in storage) and a large single room. These rooms are served by a spacious

family bathroom, which includes a bath, separate shower, double wash basin, and WC/bidet. An airing/linen cupboard and loft access are also available from the landing.

Front Of The Property

The property is approached via a gated entrance, leading to a large driveway with off-road parking for multiple vehicles. The front and side gardens have been thoughtfully landscaped with rockeries and mature shrubs, providing a charming and low-maintenance outdoor space. Pedestrian access leads to the rear garden.

Conservatory

Two entrances into the conservatory. Sliding patio doors into the lounge and a separate door into the hallway.

Hallway

Doors to ground floor rooms, wall mounted radiator, and a staircase leading down to the garage.

Lounge

20' max x 14' 9" max (6.10m max x 4.50m max)

Double glazed window to the side of the property, sliding patio doors leading to the conservatory, feature gas fire with marble hearth, and a wall mounted radiator.

Dining Room

15' 9" max x 9' 1" max (4.80m max x 2.77m max)

Double glazed patio doors to the rear garden and a wall mounted radiator.

Kitchen/Breakfast Room

25' max x 13' max (7.62m max x 3.96m max)

Double glazed window to the side and rear of the property, wall and base units with Granite stone worktops, breakfast bar, one bowl

stainless steel sink, induction hob with extractor over, integrated microwave and eye level oven, integrated dishwasher, fridge and freezer, and ample storage. Opening up to the Breakfast Room with space for a table, a base unit containing a ceramic sink, washing machine and tumble dryer.
Door to the rear porch providing access to the rear garden, and also the cloakroom.

Rear Porch

Door to the rear garden.

Cloakroom

WC, wash hand basin and a wall mounted heated towel rail.

Lower Ground Floor

Garden/Sitting Room

Double glazed windows to the front, side and rear of the property, door to the garden and a wall mounted radiator.

Bedroom One

18' 8" max x 9' 9" max (5.69m max x 2.97m max)
Double glazed window to the front of the property, built in wardrobes, wall mounted radiator and door to the en-suite.

Ensuite

Obscure pocket window, walk-in shower, WC, bidet, wash hand basin and a wall mounted heated towel rail.

First Floor

Landing

Airing cupboard housing the hot water tank and a loft hatch.

Bedroom Two

14' 2" max x 10' 5" max (4.32m max x 3.17m max)
Double glazed window to the front of the property, built in wardrobes and a wall mounted radiator.

Bedroom Three

9' 9" max x 11' 9" max (2.97m max x 3.58m max)

Double glazed window to the front of the property and a wall mounted radiator.

Bedroom Four

10' 9" max x 8' 5" max (3.28m max x 2.57m max)
Double glazed window to the side of the property and a wall mounted radiator.

Bathroom

Double glazed window to the side, five piece bathroom suite comprising shower cubicle, bath with shower attachment, WC/bidet, double wash hand basins, two wall mounted radiators and a wall mounted heated towel rail.

Rear Of The Property

The rear garden offers a patio area for outdoor dining, a lawn surrounded by flower beds, a vegetable plot, and a garden shed. The property is further enhanced by attractive Monterey and Scotts Pine trees, which are subject to Tree Preservation Orders (TPOs).

Garage

13' 7" max x 19' 4" max (4.14m max x 5.89m max)
Integral double garage with electric up and over door, lights and power. The garage can also be accessed via a staircase in the hallway.

Location

Wolborough Hill is one of Newton Abbot's most desirable residential areas, known for its stunning countryside views and convenient access to local amenities. Decoy and Bradley Valley parks are within walking distance, offering woodland walks, tennis courts, football pitches, and water sports.

The town centre is just a short walk away, providing a range of shops, restaurants, supermarkets, a hospital, leisure centre, and schools. Newton Abbot's train station offers mainline links to London Paddington, while the nearby A380 provides easy access to Torbay, Exeter, and the M5 motorway. The property is also within reach of highly regarded grammar schools in Torquay and Exeter, making it an excellent choice for families.









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 Band: F

Tenure: Freehold

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