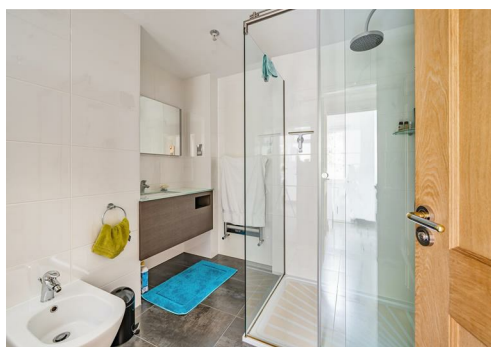




Tangletrees



SITUATION

The property is situated on Wolborough Hill, a conservation area and one of Newton Abbot's most sought-after residential areas. The popular residential area offers far-reaching views across the surrounding countryside while retaining an accessible location. The parks at Decoy and Bradley Valley are a short walk away, with their wooded footpaths, tennis courts and football pitches, lake and windsurfing / kayaking opportunities.

The town centre is only a short walk away with its wide range of amenities including; various shops, restaurants and cafes, supermarkets, hospital, primary and secondary schools, leisure centre and train station with main line links to London Paddington. The grammar schools in Torquay and the Exeter secondary schools are also within easy reach. Nearby is the A380 which provides access to Torbay, Exeter and the M5 beyond, whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

DESCRIPTION

Tangletrees is a most delightful property, perched in an elevated position enjoying views from Wolborough Hill towards Decoy country park. Built in the 1970's the property has undergone modernisation and refurbishment over its history and is now coming to market for the first time in over 40 years. With accommodation of over 1900sqft including four bedrooms and generous reception space, the property is coupled with a pleasant and versatile garden.

ACCOMMODATION

The split-level accommodation is situated across three floors. The entrance level features the properties ample and versatile reception space, with hard flooring throughout and currently configured to create a separate sitting room, dining room as well as a breakfast room adjoining the kitchen. The sitting room stretches the length of the property enjoying views towards Decoy country park via the adjoining conservatory; the separate dining room features double doors opening to the garden. The kitchen breakfast room boasts a range of wall and base modern style grey kitchen units with Granite Stone worktops and a low level breakfast bar and induction hob, appliances also include an integral electric oven and dishwasher. The room opens out to a generous breakfast room with windows overlooking the side of the property and a sink, washing machine and tumble-dryer, in addition there is access to the properties utility room and ground floor cloakroom with a WC.

The lower ground floor features the properties main bedroom, this spacious double room enjoys a southerly aspect, built in storage with access to an en suite shower room comprising a shower, wash basin, bidet and WC. There is a further garden room seating area across the side of the property which also provides access to the properties garden. Accessed via a separate staircase from the hallway is the property's integral double garage with an up and over door, power and lighting while the landing provides further storage space.

The first floor features the properties remaining three bedrooms, with two comfortable double bedrooms one of which with a considerable amount of fitted storage as well as a large single bedroom being serviced via an ample family bathroom, with a separate shower and bath in addition to a wash basin and WC/bidet. From the landing is access into the properties loft and a linen cupboard.

OUTSIDE

The gated entrance leads to a considerable parking area suitable for multiple vehicles. There are multiple ornate rockery's to the front and side of the property creating attractive formal and easy to maintain garden spaces, while there is pedestrian access from either side of the property to the rear.

At the rear of the property is a charming rear garden, landscaped by our vendors to create a delightful patio area suitable for outside seating or dining. Shallow steps lead up to a lawn which is surrounded by flower beds, designed to hold an array of mature and colourful shrubs, a small vegetable plot, bedding plants as well as a garden shed. The property enjoys a range of mature trees most notably are the attractive Monterey and Scotts Pines, both of which are subject to TPOs.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

SERVICES

All mains services connected, plus the surplus from the PV panels which is connected to a battery. Ultrafast broadband available to the property. Mobile coverage available via all major networks.

DIRECTIONS

From the Penn Inn junction of the A380, proceed on the A381 signposted to Totnes, continuing past Sainsbury's and over the railway line for half a mile and turn left onto Church Road. Proceed up the hill and take the slight right onto Courtenay Road then, after 100 yards, turn right to continue on Courtenay Road. Follow the road around the left hand turn, continuing straight as the road becomes South Road. After 50 yards turn right onto Hill Road and the property can be found immediately on the right hand side.

What3Words: ///dress.author.super

Newton Abbot (train station): 1 mile,
Torquay (sea front): 7 miles, Exeter: 18
miles.

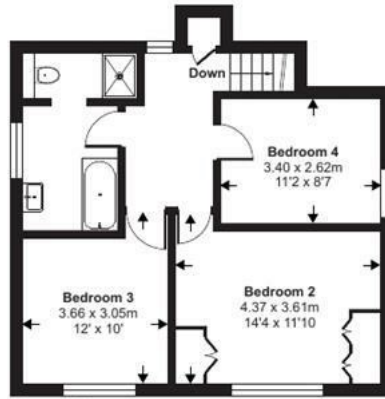
A well presented 1970's family
home, situated within the sought
after Wolborough Hill
conservation area.

- Close to Local Amenities
- 1937sqft of Accommodation
- Elevated Position
- Detached Family Home
- 2 Reception Rooms
- 4 Bedrooms
- Landscaped Gardens
- Off-road Parking & Garage
- Freehold
- Council Tax Band: F

Guide Price £700,000



Approximate Area = 1937 sq ft / 179.9 sq m
 Garage = 329 sq ft / 30.5 sq m
 Total = 2266 sq ft / 210.4 sq m
 For identification only - Not to scale



First Floor



Ground Floor

Lower Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1107025

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-83) B	83	88
(69-80) C	(45-68) D		
(29-68) E	(1-44) F		
(1-28) G			

Net energy efficient - higher savings costs

England & Wales EU Directive 2002/91/EC

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