

**SAMPLE
MILLS**



**Coach Road
Newton Abbot
Devon**

£495,000

FREEHOLD





Coach Road,
Newton Abbot, Devon

£495,000 freehold

A mature Detached Chalet Bungalow, built circa 1947, situated in the sought after residential area of Wolborough Hill on the edge of Newton Abbot, with fine views over the countryside and across to Decoy Woods.

The property has been owned by the present occupiers for 45 years, and has been lovingly upgraded and maintained by them during this time.

The property occupies a spacious plot with delightful landscaped gardens, incorporating an abundance of mature plants, trees, shrubbery and generous lawned areas. There are also two patio areas, one covered with a vine, from where you can enjoy alfresco dining during the warmer months.

The internal accommodation comprises entrance reception hall, lounge, kitchen/breakfast room, 2 bedrooms and bathroom on the ground floor. On the first floor there is a spacious master suite comprising a spacious bedroom with en-suite shower room, dressing room and additional storage area.

The property is situated within easy reach of all local amenities to include shops, supermarkets, leisure centre, local hospital, doctors surgery, the mainline rail link to London Paddington and road links via the A38/A380/M5 for onward journeys.

Further features include off road parking to the front and a garage with electric up and over door with light and power.

For those seeking a spacious property set in a larger than average size plot in this sought after area, an internal viewing is highly recommended.



Sapele door onto:

Entrance Hall

uPVC double glazed window looking over the front with pleasant views over the surrounding area. uPVC double glazed window to the side. Single panelled radiator. Dado rail. Square arch and cornice through to:

Inner Hall

Door to the airing cupboard with tank and shelving. Door through to:

Lounge – 5.26m x 3.76m (17'3" x 12'4")

Feature fireplace with marble surround, mantle over, marble insert, hearth and living flame gas fire. uPVC double glazed French doors opening onto the front patio area which has a pleasant open outlook over the mature gardens and countryside beyond. Double panelled radiator. TV point. Coving to the ceiling. Dimmer switch. Door through to:

Bedroom 2 – 4.26m x 3.44m (14'0" x 11'3") (currently being used as a dining room)

uPVC double glazed window with open views over the countryside and towards Decoy Woods. Double panelled radiator. Coving to ceiling with ceiling rose.

Bedroom 3 – 4.08m x 3.28m (13'5" x 10'9")

uPVC double glazed window to the side and rear. Double panelled radiator. Built-in wardrobes with mirror fronted doors, hanging rails and shelving. Coving to ceiling.

Kitchen/Breakfast Room – 4.82m x 3.76m (15'10" x 12'4")

A range of fitted base units with rolled edge worktop surface areas. 11/2bowl sink drainer unit with mixer tap over. Built-in 4 ring induction hob with extractor hood above and stainless steel double oven below. Wine rack. Storage space. Radiator with cover and shelving over. Wall mounted display cabinets. Further range of wall mounted cupboards. Built-in storage cupboards, one housing the floor standing Worcester boiler. Integrated dishwasher. Tiled floors. Exposed beams to ceiling. Spotlamps. uPVC double glazed windows to the rear and to the side. uPVC double glazed door to the side providing side access. Tiled floor.

Bathroom – 2.48m x 2.27m (8'2" x 7'5")

Comprising 3 piece suite. Panelled bath with tiled walls, shower screen and power shower. Part tiled walls. Low level w/c. Wash-hand basin. Chrome ladder radiator. Shaver socket. Obscure glazed window. Extractor fan. Circular light.

Staircase rising to the Landing and Master Suite

Dado rail. Door off to:

Master Bedroom – 5.36m x 4.98m (17'7" x 16'4")

Velux windows to the front with views over the countryside, towards Decoy Woods and over. Double glazed window to the side aspect. Single panelled radiator. Connecting door through to:

En-Suite Shower Room – 3.46m x 2.82m (11'4" x 9'3")

Shower cubicle. Low level w/c. Wash-hand basin. Single panelled radiator. Velux window. Door through to:

Dressing Room – 3.08m x 1.82m (10'1" x 6'0")

uPVC double glazed window. Built-in double wardrobe with louvre doors, hanging rails, storage and shelving. Single panelled radiator. Walk through to:

Further Dressing Area – 3.08m x 1.58m (10'1" x 5'2")

Storage space. Door providing access through to the roof space/loft void with power and light.

OUTSIDE

To the front of the property there is hardstanding providing off road parking and access to garage via an electric up and over door.

The gardens are delightful and of a larger than average size and have been carefully landscaped by the current vendors over many years. The gardens incorporate large lawned areas along with an abundance of mature plants, trees and shrubbery.

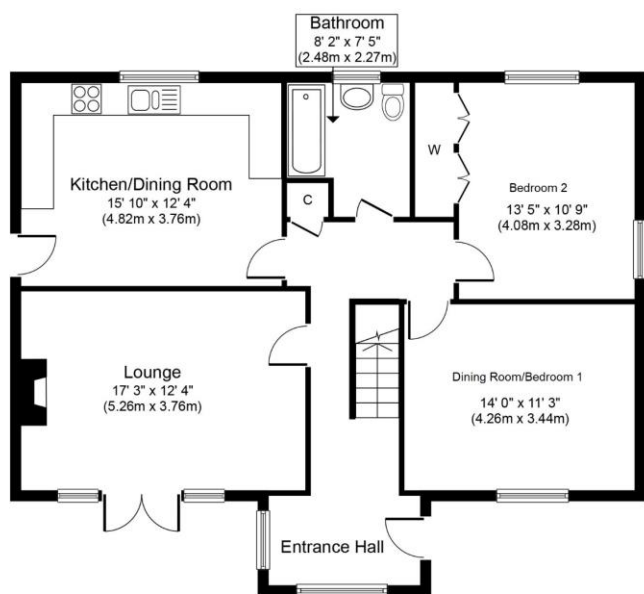
Steps lead up to the front of the property which has a paved terrace with a pergola and further covered area ideal for alfresco dining and outdoor entertainment. The property enjoys pleasant open views over the countryside, towards Decoy Woods and the surrounding area. A second patio leads round to a side garden which has a further lawned area, fence surround and a good range of plants, shrubbery and a vegetable area. A gravelled path leads to a hardstanding terraced garden to the rear with a further paved area. The property benefits from outside water taps and water butts for garden maintenance.

AGENTS NOTE

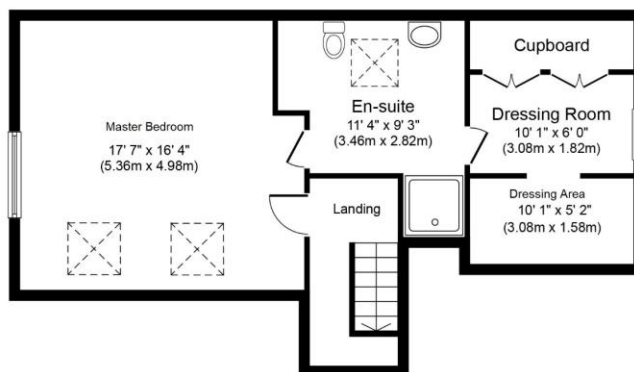
Council Tax Band: 'E' £2851.99 for 2023/24

EPC Rating: 'C'





Ground Floor
Approximate Floor Area
974 sq. ft.
(90.5 sq. m.)



First Floor
Approximate Floor Area
603 sq. ft.
(56.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.