



## South Road, Newton Abbot

£595,000 Freehold

NO CHAIN • Detached Coach House • Three Double Bedrooms • Office/Bed 4 • Utility Room • Double Garage • Open-Plan Lounge/Diner • Gardens • Parking • Ensuite to Principal Bedroom

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the key to your home



Welcome to this exquisite 3-bedroom Coach House, a harmonious blend of modern elegance and functional design nestled in a sought-after neighbourhood. Step inside and be captivated by the meticulous attention to detail and timeless appeal that defines this remarkable residence.

Upon entry, a grand ground floor hallway beckons, leading to a practical utility room complete with plumbing for washing machine and tumble dryer, and an Ideal combi boiler for your convenience. An integral door seamlessly opens to reveal a spacious double garage, featuring a handy store to the rear and direct access to the garden, ensuring ease of every-day living.

Ascending to the first floor, an airy landing has a door to a delightful raised deck offering steps to the side garden. The open-plan lounge/diner exudes charm with a feature fireplace, underfloor heating, and two sets of double doors that lead to a serene balcony, perfect for basking in natural light and enjoying the outdoor vistas.

The modern kitchen boasts white wall and base units complemented by sleek grey worktops. Integrated appliances, including a fridge/freezer, two single ovens, (one being a microwave) dishwasher, induction hob, and wine cooler, cater to seamless culinary experiences, while a skylight window adds a touch of sophistication to the heart of the home.

Indulge in relaxation in the expansive bathroom, offering a separate bath and double shower cubicle, low-level wc, and wash hand basin. An additional bedroom, versatile as an office or guest retreat, overlooks the side garden, while a double bedroom with built-in wardrobe and juliet balcony promises restful nights.

Ascending to the second floor, a generous landing leads to bedroom 2 and the principal suite, where luxury abounds with built-in wardrobes, a juliet balcony, and an en-suite oasis featuring a double shower, low-level wc, and wash hand basin.

With distinctive features and contemporary comforts, this Coach House presents an unparalleled opportunity to embrace a lifestyle of refinement and ease. Discover the essence of luxurious living in this meticulously crafted abode.

## Measurements

Kitchen - 20'4 × 7'10 (6.20m x 2.40m)

Longe/Diner - 20'4 × 18'8 (6.21m x 5.70m)

Study/Bedroom 4 - 12'2 × 8'1 (3.70m x 2.46m)

Bedroom 3 - 12'2 × 11'3 (3.70m x 3.43m)

Bedroom 2 - 12'7 × 12'2 (3.83m x 3.70m)

Bedroom 1 - 20'4 × 15'2 (6.20m x 4.63m)

Bathroom - 12'2 × 7'8 (3.70 × 2.34m)



## Important Information

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

EPC Rating - B

Teignbridge Council Tax Band - F (£3565 per year)

Mains Gas, Mains Electric, Mains Water and Mains Sewerage Supplied

The property is freehold



## Communal Garden

These Cavanna homes benefit from communal grounds, play park and tennis courts, for use solely by the property owners.

## Garden

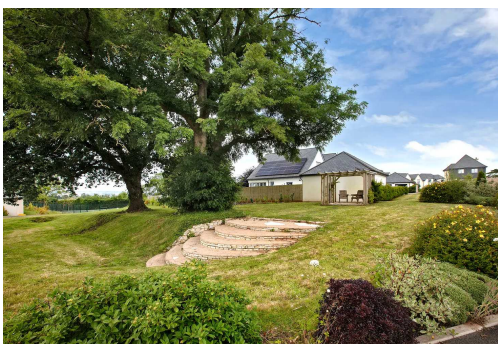
The garden is fully enclosed with hedges and timber fencing and is laid mostly to lawn. The balcony, accessed from the lounge, has far reaching views and looks over the garden. To the rear of the property is a versatile space. This gravelled space is enclosed with stone walls and raised flower beds.

## Double Garage

There is parking for multiple vehicles in front of the garages and by the front door. The parking space by the front door has an electric charging point.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	85	91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>	85	90
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