



**24 South Road**  
**Newton Abbot, Devon, TQ12 1HQ**





# 24 South Road

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Price Guide £1,150,000

24 South Road is both a substantial and extremely versatile home which offers not only comfortable family accommodation, but also additional annexe accommodation for either both extended family or holiday let potential. The house sits with an elevated location within the highly sought after area of South Road, and enjoys a large garden along with its own private driveway with ample parking.

## Kitchen:

A range of base and wall units as well as an integrated dishwasher and an electric range cooker with gas hob. There is also a walk-in pantry. The breakfast room provides a glazed seating area with sliding doors to the rear courtyard while beyond the kitchen, there is a convenient boot room and utility/laundry room.

## Study/Snug:

Beyond the main living accommodation, the ground floor also offers a study/bedroom as well as a further snug/sitting room, a ground floor double bedroom and a shower/cloakroom.

## Sitting/Dining Room:

The open plan sitting room and dining room continues the spacious and light theme with the living room benefiting from a wood burning stove and large bay window overlooking the garden. The dining area features full height sliding doors to the south facing terrace and gardens beyond which floods the room with natural light and really maximizes the fabulous views.

## Landing and upstairs:

Stairs rise to the first floor which offers a wonderful principal bedroom with en-suite bathroom and large bay window providing a stunning westerly aspect over the rolling countryside to Dartmoor. There are a further three double bedrooms on the first floor, two of which have wonderful views as well as a family bathroom and separate WC.

## Outside:

The house sits in a generous south facing plot along with a private driveway providing ample parking for a number of vehicles. There is also a double garage and a separate private driveway for the Annexe. To the front and immediately outside the living accommodation of the main house is a lovely terrace with a wonderful garden beyond, split into two levels. Largely laid to lawn, the gardens are bordered by mature shrubs and trees ensuring the far reaching views are unobstructed. The annexe also benefits from a private, south facing terrace with a gate leading to a garden area with a fabulous feature apple tree.

## Annexe:

The property benefits of a large annexe which is arranged over one level and can either be utilised as a wing of the main house via internal doors, or indeed a self-contained unit which can be completely separate. The annexe offers a well-equipped kitchen with a range of integrated appliances including an electric oven, hob, microwave, fridge/freezer, dishwasher and space for a washing machine. Beyond this is a large living /dining room with sliding doors to a south facing terrace and conservatory.

There are two double bedrooms, one of which is en-suite, as well as a family bathroom.

From the entrance hall, the annexe also benefits from direct access into the games room and swimming pool, both of which can also be accessed via a separate external door. The games room in particular is a generous and versatile space offering a number of options for use from table tennis or a pool table to a substantial office/studio.









**Location:**

South Road is situated in the sought-after residential area, of Wolborough Hill. Located on the outskirts of the historic town of Newton Abbot, the area offers generous, detached period homes, tree lined streets and some of the most exquisite, far reaching countryside views. Located between the Dartmoor National Park and the bays and beaches of the South Devon coast, Newton Abbot offers a wide range of everyday amenities including numerous supermarkets as well as a bustling shopping centre with a range of shops, restaurants, weekly markets, cafés and pubs. Shaldon and Teignmouth are both 6 miles away and are known for their delightful beaches. The Teign Estuary offers moorings for yachts and safe dinghy sailing and boating. In the immediate vicinity of the property there are a number of footpaths and trails to Decoy Park and Bakers Park. Transport links are also excellent and include a mainline railway station (direct service to London Paddington commuter train 2.5hrs) and convenient road links via the A380 dual carriageway linking to the M5 at Exeter.

**Services:** Mains water and drainage and mains electricity.

**Local and Planning Authority:** Teignbridge District Council

**Council Tax:** Main House - D, Granny Flat - A, Annexe - C

**Energy Performance Certificate:** Main House - D, Annexe - E

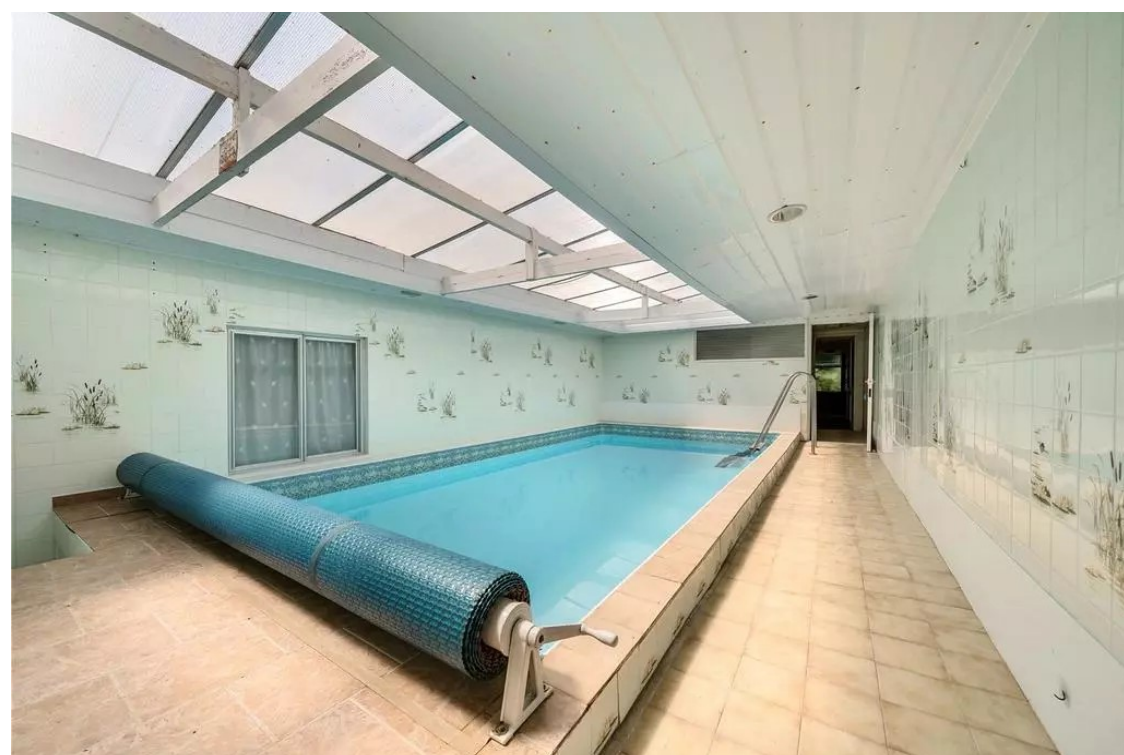
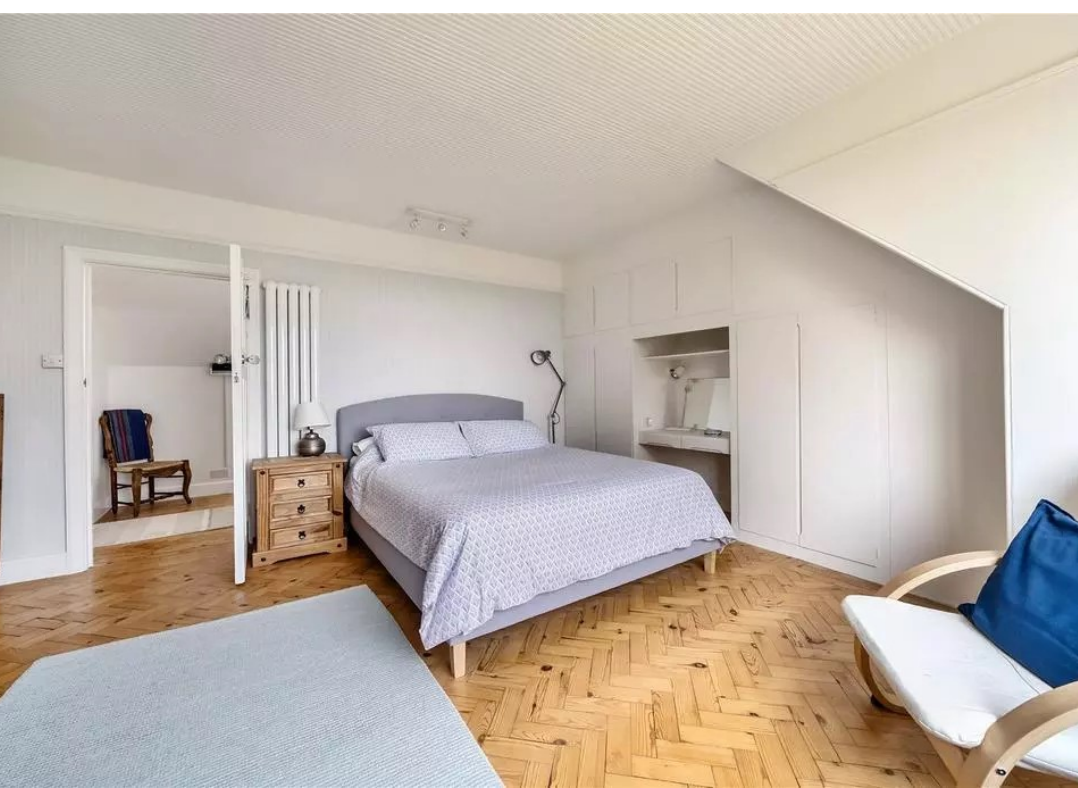
**Tenure:** Freehold

**Viewings:**  
Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

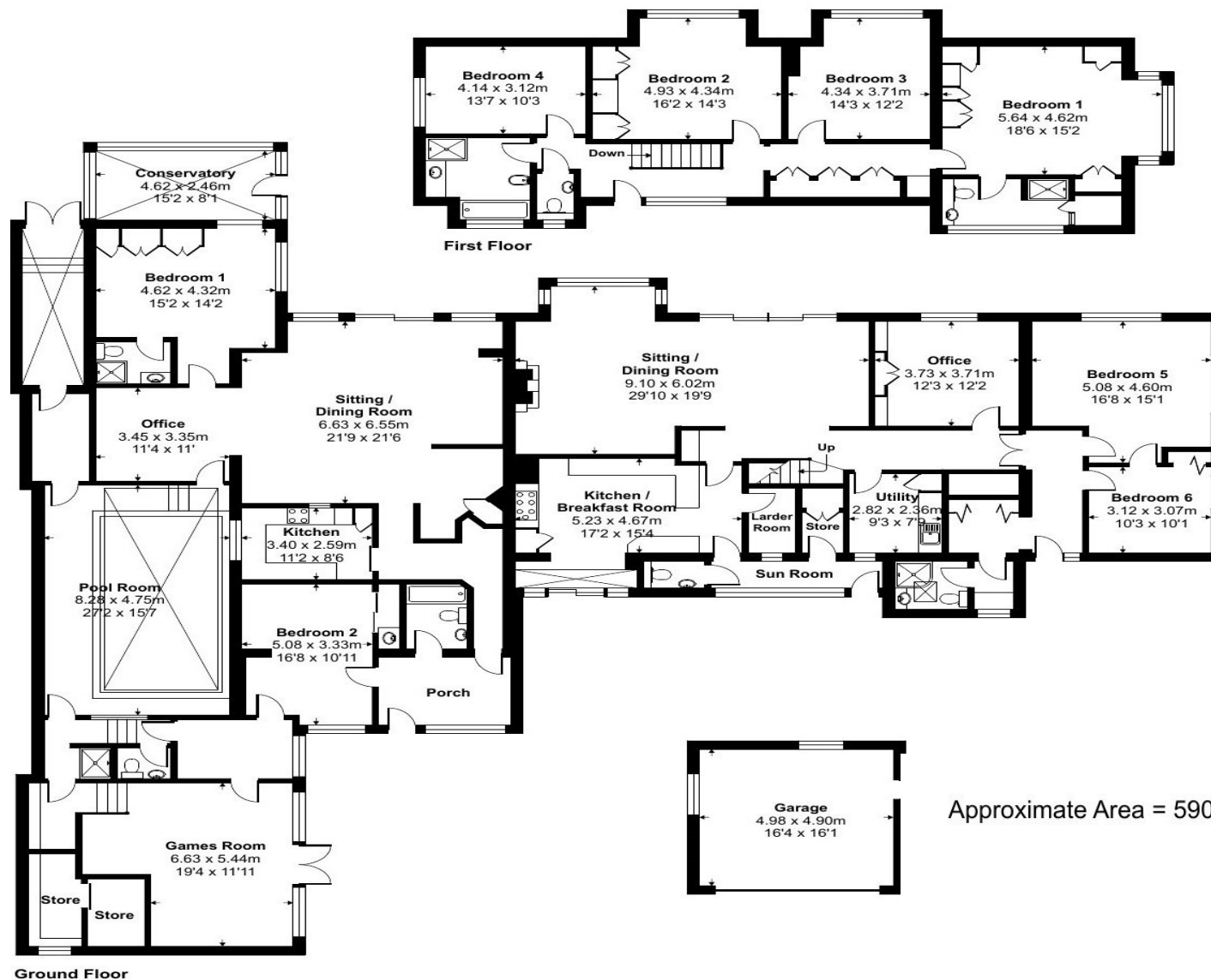
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		











Approximate Area = 5906 sq ft / 548.6 sq m (includes annex)

Garage = 264 sq ft / 24.5 sq m

Total = 6170 sq ft / 573.1 sq m

For identification only - Not to scale

#### Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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