



Vikings

Guide Price £850,000

Established

RENDELLS

1816

Vikings,

Seymour Road, Newton Abbot, South Devon TQ12 2PU

Guide Price £850,000

Vikings a substantial family residence built in 1965, is set within approximately 1.25 acres of garden Kitchen garden Lawns and former tennis court, occupying an elevated position on the southern side of Knowles Hill, the property enjoys sweeping views across Newton Abbot and the surrounding countryside, reaching as far as Dartmoor. This outlook gives the property a distinctly rural feel, while still being within easy walking distance of the town centre. The surrounding area is characterised by individually designed, detached homes, lending a sense of exclusivity and character to the location. Access to the main residence is via a private driveway from Seymour Road.

The adjoining field with its stables adds to the rural character and the owners will consider selling this with Vikings or even consider selling a part of the field with Vikings.

Situation:

Vikings is situated a short distance from the market town of Newton Abbot which offers a wide range of amenities including a high street with various shops, coffee shops and restaurants, primary and secondary schools and further education services, a leisure centre, a number of parks, hospital and out of town businesses and retail parks. For the commuters there is a mainline railway station with direct access to London Paddington, a bus station with timetabled bus routes throughout Teignbridge and Torbay, the A38 is approximately 3 miles away and links Plymouth and Exeter whilst the A380 dual carriageway is approximately 2 miles away and links Exeter with Torbay.

Accommodation:

The residence is a single storey property designed by Narracotts Architects, a modern design in 1965. It is constructed of Thermalite block concrete and bricks under a single pitch roof with aluminium and uPVC windows and doors. Approached from Seymour Road over a tarmac private driveway to the stepped walkway entrance and underground double garage.

Entrance & Conservatory 10' x 7'2" an inner hall with passageway to the accommodation.

Sitting Room 24'1" x 14'11" suspended concrete floor over the garage, fireplace and radiators, doors onto the full length spacious balcony for sitting out and enjoying the fine views.

Kitchen Breakfast Room 14'4" x 10'1" worktops and cupboards, with single drainer sink and part tiled floor with built in appliances and large window with views.

Dining Room 13'10 x 10'1" good size with glazed double doors onto the balcony.

Utility serving workshop, cloakroom with WC and larder.

Bedroom 15'11' x 13' double with fitted cupboards and aluminium double glazed window to the rear.

Bedroom 10'3" x 7'7" single with window enjoying views.

Bathroom 6'11' x 6'7" Scandinavian style with corner jacuzzi bath, dressing counter and separate sink.

Shower Room 6'7" x 2'7"

Master Bedroom 15'9" x 12'0" dual aspect with sliding doors out onto garden, fitted wardrobes, **En Suite**

Bathroom 10'1' x 8'2" glazed corner shower, heated towel rail, WC and mirrored his and hers sinks and dressing area.









Bedroom 13’1 x 11’1” double, fitted wardrobes and dressing table with sliding doors into:-

The Sun Room 11’ x 8’2” leading to the Scandinavian style, wooden **Pool House** with heated swimming pool, Sauna & Jacuzzi extending to 27’9” x 22’2’.

Garage 18’7” x 14’3” electrically operated up and over door, space for two vehicles and solar battery storage.

Outside:

The driveway leads up to the front of the property where there is an integral double garage, to the south of the driveway is the former vegetable garden and orchard, while to the south westerly aspect of the house is the large decked balcony area with excellent uninterrupted and elevated views, where below there are a number of solar panels which help supply electricity to the property. Leading from the rear of the property there is an area of woodland which contains the former tennis court/manège surrounded by a number of trees, to the front of the pool house is a level grass sitting area with fine views that are not interrupted. There are number of secure garden sheds behind the pool house.

Note the adjoining field or part could be purchased by agreement.

General Remarks

Plan: The plan prepared from Promap indicates the full extent of the property for sale.

Fence: The buyer will be required to erect a post and 3 rail fence along the boundary A, B, C, D & E within 6 months of completion and maintain in good condition.

Services: Main electricity and mains water and mains drainage. The heating within the property is partially electric underfloor and electric panelled heaters in further rooms. LPG gas supplies the heating for the pool.

Local and Planning Authority: Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881. Estate agency@rendells.co.uk

Council Tax: G

Energy Performance Certificate: F

Tenure: Freehold

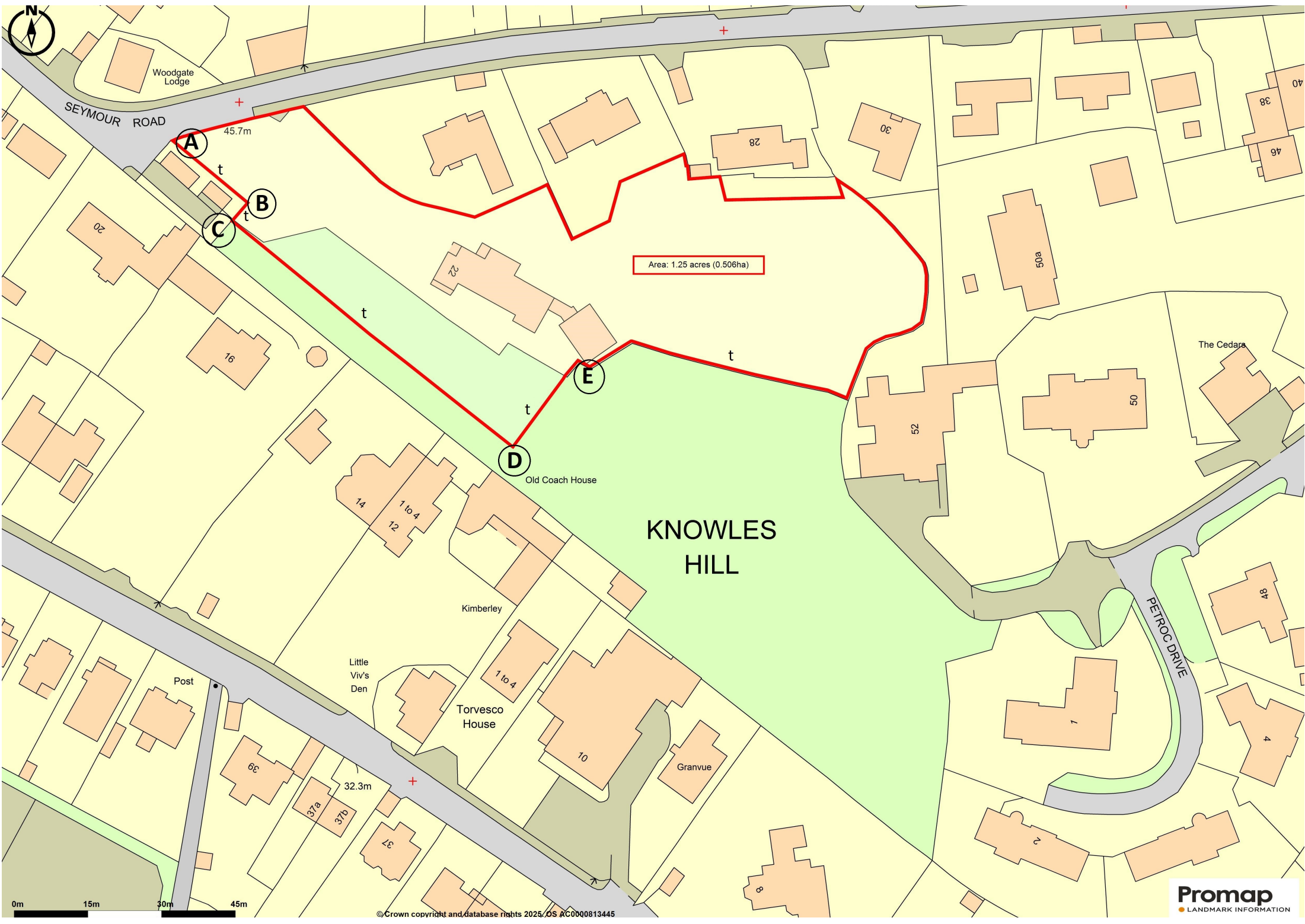
Title: Land Registry title DN436094.

Directions: Please see the location and route as marked to the postcode TQ12 3PU

What3Words: adding.songs.overnight

Drone Video: https://youtu.be/bA_Hc4VBxhk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



Woodgate Lodge

SEYMOUR ROAD

(A)

45.7m

(B)

(C)

(E)

(D)

Old Coach House

KNOWLES HILL

Kimberley

Little Viv's Den

Torvesco House

Granvue

The Cedars

PETROC DRIVE

Post

0m 15m 30m 45m

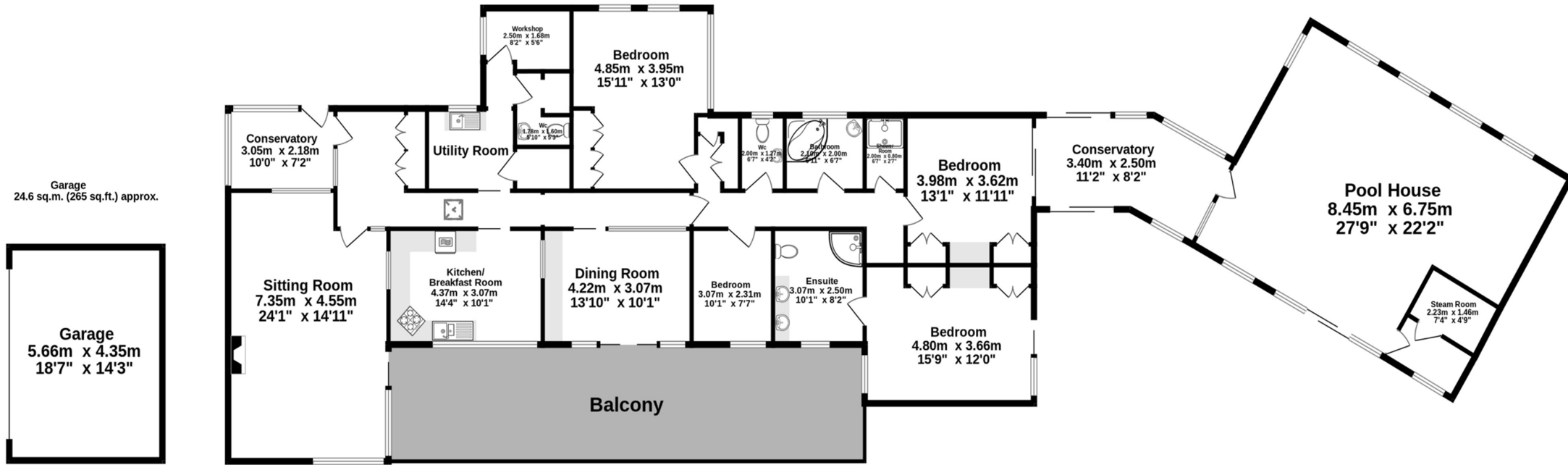
© Crown copyright and database rights 2025, OS AC0000813445







Ground Floor
250.2 sq.m. (2693 sq.ft.) approx.



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.

Location Plan:

Follow the Yellow Road

