



Newton Abbot

3x  1x 

ENERGY RATING
F28

- Video Walk-through Available
- Individual Architect Designed Home
- 3 Bedrooms
- Living Room With Stunning Panoramic Views
- Open Plan Kitchen/Dining Room
- Contemporary Shower Room & Bathroom
- Utility & Detached Home Office/Studio
- Landscaped Front & Rear Gardens
- Substantial Gated Driveway
- Prestigious Location

Guide Price:
£450,000
FREEHOLD

53 Seymour Road, Newton Abbot, TQ12 2PX



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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Enjoying panoramic views over Newton Abbot towards the River Teign, this individual architect designed home is located in a highly sought after residential area a short distance from the town centre. Offering an abundance of character, this unique property boasts a fabulous lounge with floor to ceiling views, a spacious kitchen/breakfast/dining room, three bedrooms and two bath/shower rooms along with double glazing, electric heating and owned solar panels with battery storage unit. Outside there is a useful home office/studio, landscaped gardens and ample driveway parking. Internal viewings are a must to appreciate the stunning views, accommodation and location on offer.

Seymour Road is situated within the well-regarded Knowles Hill area which is a short walk 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 bus station 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

The Accommodation:

A composite multi-glazed door leads to the entrance hallway which has a vaulted ceiling, oak flooring and stairs to the lower ground floor and upper floor. The lounge is a fabulous light and airy room with floor to ceiling windows enjoying panoramic views over Newton Abbot, Kingsteignton, the racecourse, River Teign, Bishopsteignton and towards Haldon Belvedere. This stunning room will leave you in awe and is enhanced even further with a vaulted ceiling, woodburning stove, wood flooring and further window to side with Velux window above. The kitchen again, unique in design has a sloping ceiling, Velux window, oak flooring and a range of base units with worksurfaces, integrated sink, spaces for range style cooker and fridge/freezer and opens to the dining room with wood flooring, window to front and patio doors overlooking the front garden. Off the kitchen there is a utility/rear porch with oak flooring, sink unit, plumbing for washing machine, double-glazed windows to front and rear and a double-glazed door to outside. Bedroom three also has a sloping ceiling, Velux window and double-glazed window to side. Also at entrance level is a shower room which has suite comprising corner shower cubicle, low-level WC, vanity wash basin, heated towel rail, tiled flooring and double-glazed windows.

On the lower ground floor, a hallway leads to

bedrooms one and two. Both dual aspect with wood flooring, recessed alcove storage, double-glazed window to side and double-glazed door leading to the rear garden. There is a further bathroom with suite comprising panelled bath with shower over, screen, tiling to surround, low level WC, vanity wash basin, heated towel rail and double-glazed window.

Parking:

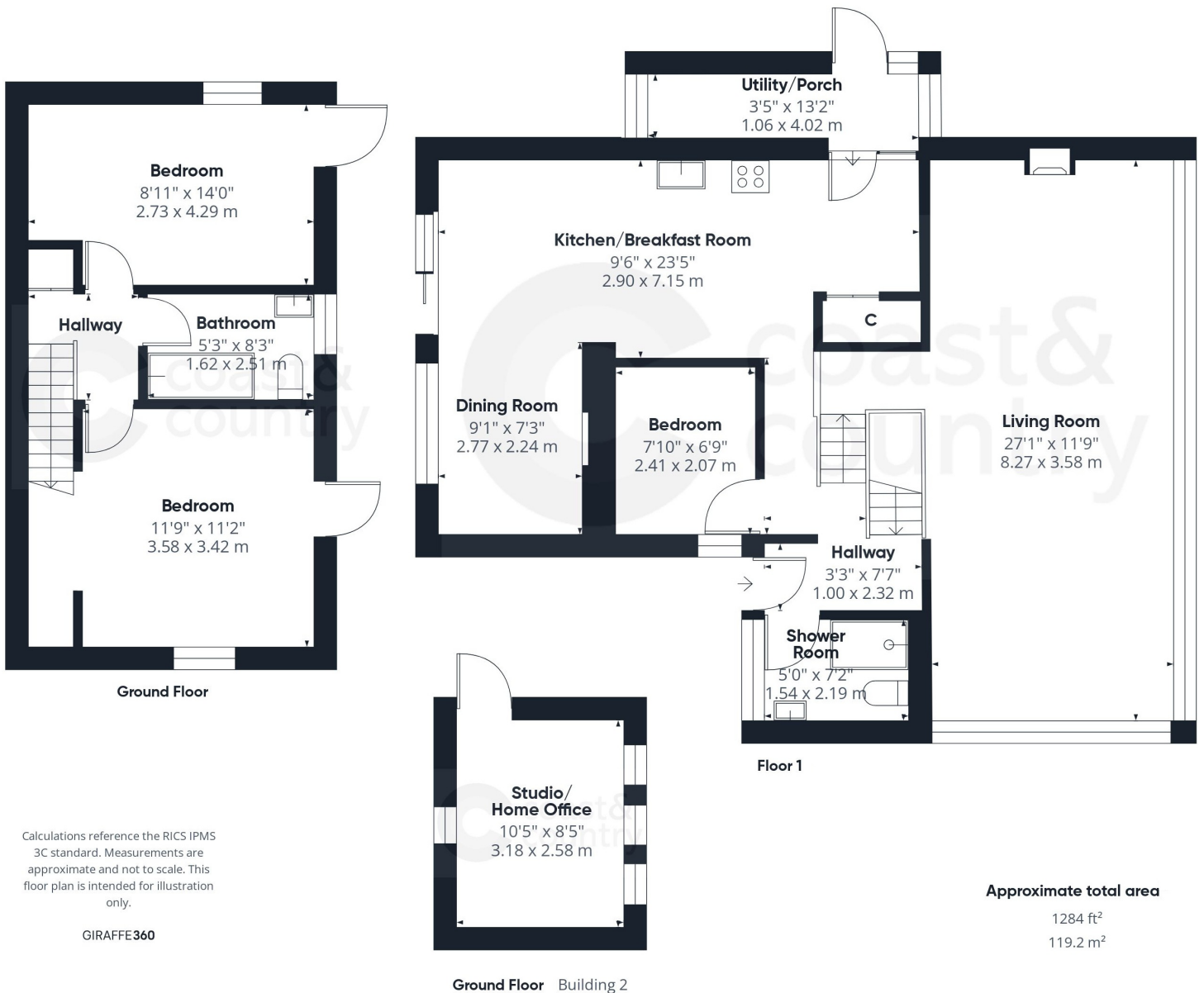
Outside to the front, double gates and pedestrian gate lead to the driveway providing off-road parking for several vehicles.

Gardens:

To the front of the property, there is a timber shed and timber workshop and to one side of the driveway there is a flower and shrub border. To the other side in front of the property is a landscaped garden with a wide selection of shrubs, pergola and gravelled seating area. There is a versatile detached home office/studio perfect for working from home or as a treatment room. Path to front door and gravel path extends alongside with wood store and steps leading down to a pond, further timber sheds and greenhouse. The rear garden is landscaped and tiered with a patio area and further timber shed, drying area, vegetable plot and a paved path meanders through the garden with a wide selection of shrubs, plants and trees.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.