



## Newton Abbot

5x 5x

ENERGY RATING  
C75

- Video Walk-through Available
- Substantial Detached House
- 5 Double Bedrooms With En Suites
- Spacious Lounge With Balcony
- Kitchen With Breakfast Bar
- Dining Room With French Doors
- Snug, Storeroom & Utility
- South Facing Rear Garden & Patio
- Wide Driveway & Double Garage
- Far Reaching Views & Sought-After Location

**Guide Price:**  
**£625,000**  
FREEHOLD

# 100 Sandford View, Newton Abbot, TQ12 2TH



1000s of homes sold in Teignbridge

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

# 100 Sandford View, Newton Abbot, TQ12 2TH

A superb five-bedroom detached family home arranged over four floors and presented to a very high standard. Enviably positioned in the highly regarded Jetty Marsh area of Newton Abbot, offering exceptional convenience with easy access to the town centre, transport links, and a host of local amenities, this property offers great flexibility for a large family or buyers looking for a multi-generational home. All five bedrooms are double rooms, each boasting their own en-suite bathrooms. The property has a wide driveway and a double garage offering an excellent amount of parking. There is also a good-sized private south-facing rear garden and an additional courtyard garden to one side.

## The Accommodation:

Entering the property through the newly fitted composite front door you are greeted with a generous entrance hallway. Off the hallway, the ground floor comprises of a separate WC, snug lounge with French doors to the side courtyard, large double garage, storeroom and utility room. The property also benefits from an additional, fitted fridge & freezer on this level, located next to the utility room.

On the first floor there is an office room with fitted workstation and an extremely spacious lounge with a feature electric fireplace, room for several sofas and French doors leading to a wrought-iron balcony with far reaching views across Kingsteignton and Haldon Woods. To the rear of the lounge is a separate dining room area with French doors overlooking the rear garden. The dining area will happily seat twelve if required. Finishing this floor is a tastefully fitted kitchen with wooden worktops and sage green units. The kitchen has its own peninsular seating bar and French doors to the rear garden along with a built-in dishwasher, space for a range oven and space for another fridge/freezer.

On the third floor are four double bedrooms, two on either side of the property all with their own en-suite bathrooms, the second bedroom having the largest of the en-suites comprising a bath and separate shower cubicle. The second bedroom enjoys its own Juliet balcony with far reaching views. On the top floor there is a separate landing space and an extremely large main bedroom complete with fitted wardrobes, its own walk-in wardrobe and shower en-suite. The property has been freshly

decorated and re-carpeted and offers gas central heating and uPVC double glazing throughout.

## Parking:

A wide, brick-paved driveway at the front of the property provides ample parking, leading to a double garage with electric up and over door.

## Gardens:

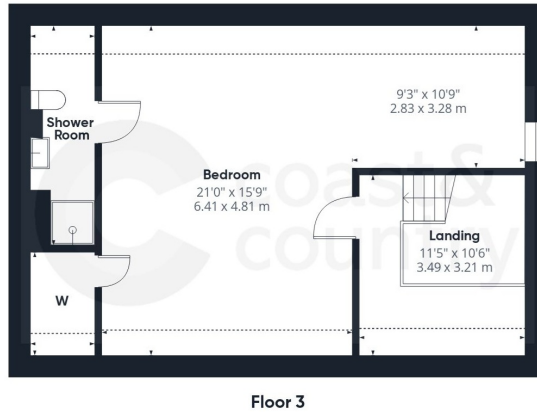
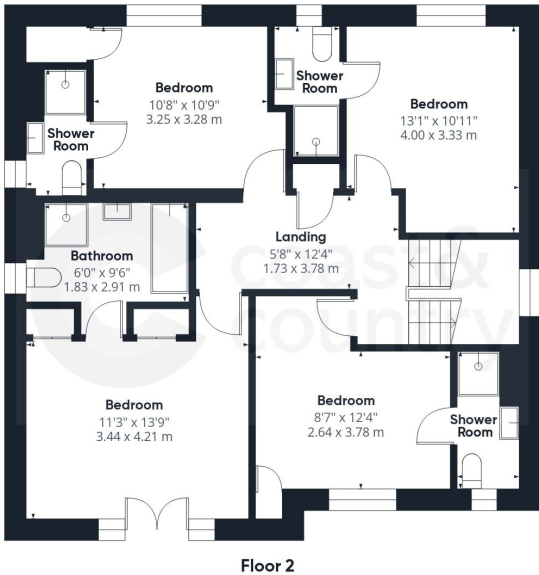
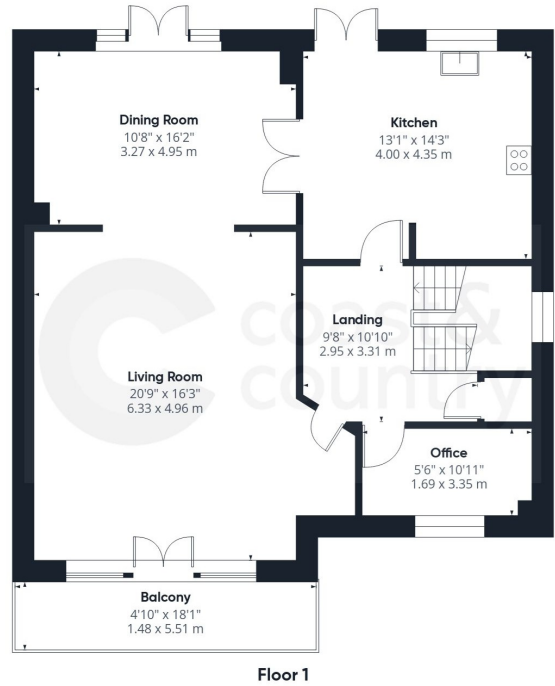
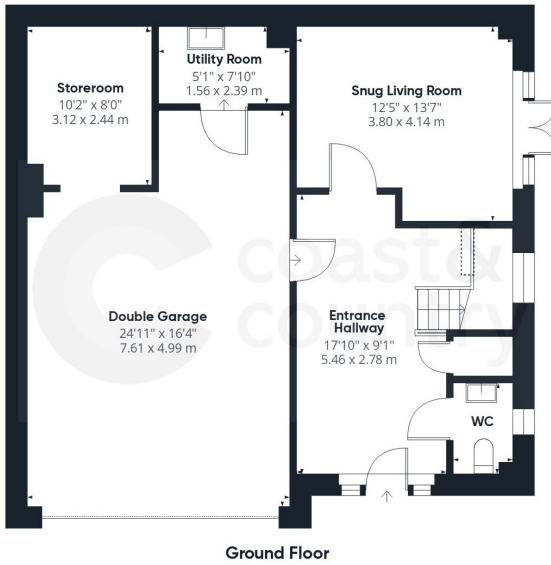
The property enjoys a private, south-facing rear garden with a large patio off the back of the property. The garden then has two tiers, the first being a large lawn and then a raised flower bed to the rear with mature plants, trees and shrubs forming a very attractive space. There is side access from the rear garden to the side courtyard which is again laid to patio and offers excellent outside storage space if so required.

## Directions:

From the Coast & Country offices in Queen Street. Follow the one way system. Turn right into Albany Street. Continue straight ahead into Cricketfield Road. Turn right at the traffic lights onto Halcyon Road. At the roundabout take the first exit left into Jetty Marsh Road (A383). At the next roundabout take the first exit. Take the first left into Hamilton Drive and then the first left into Nelson Place. Follow the road, the property can be found on the left on the bend into Sandford View.



# 100 Sandford View, Newton Abbot, TQ12 2TH



**Approximate total area<sup>(1)</sup>**  
 3163 ft<sup>2</sup>  
 293.8 m<sup>2</sup>

**Balconies and terraces**  
 86 ft<sup>2</sup>  
 8 m<sup>2</sup>

**Reduced headroom**  
 107 ft<sup>2</sup>  
 9.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Agents Notes:

Council Tax: Currently Band G

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	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.