



Newton Abbot

6x  2x 

ENERGY RATING
E52

- Video Walk-Through Available On Request
- Garden Room, Sunroom & Utility Rooms
- Elegant Detached Victorian Villa
- Mature Landscaped Gardens
- 6 Bedrooms (Principal En Suite)
- Large Driveway & Double Garage
- 3 Reception Rooms
- Superb Wide Sweeping Views
- Period Features
- Sought-After Location

£750,000
FREEHOLD

Hillside, 3 Courtenay Road, Newton Abbot, TQ12 1AR



1000s of homes sold in Teignbridge

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

Hillside, 3 Courtenay Road, Newton Abbot, TQ12 1AR

Situated in an enviable location on Wolborough Hill, 'Hillside' is an elegant detached Victorian Villa and enjoys wide sweeping views over Newton Abbot towards the racecourse, River Teign and Bishopsteignton in the distance. Built circa 1890, the property was built as a family home, having also been historically used as a school and more recently been owned by the same family for the last 46 years. This beautiful period home boasts an abundance of charm and character including feature fireplaces, window shutters, ornate coving and high ceilings.

The Accommodation:

A wood panelled entrance door leads into the entrance porch with sash window and window shutters, coved ceiling and multi-glazed door to the hallway which has coved ceiling, stairs to first floor and door to the cellar rooms. The sitting room has coved ceiling, picture rail and a feature marble fireplace with tiled hearth and inset gas, living flame, coal-effect fire, window to side with shutters and multi-glazed French doors leading to the sunroom with tiled flooring, windows and glazed French doors enjoying views over Newton Abbot towards the River Teign, Bishopsteignton and countryside beyond. The dining room is an elegant room with ornate coved ceiling, picture rail, marble fireplace with inset gas, living flame, coal-effect fire, sash window to side with window shutters and a large walk-in bay window with sash windows enjoying the superb wide sweeping views over Newton Abbot towards Kingskerswell in one direction and Bishopsteignton in the other. The study also has a feature marble fireplace, sash window to side with window shutters and coved ceiling. The kitchen/breakfast room is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset double bowl single drainer sink unit, aga, space for appliances and multi-glazed door to outside. The inner hallway has storage cupboards, door to rear and access to the utility with single drainer sink unit, wall and base cupboards and window to side. Playroom has a window to side and there is also a cloakroom/WC with low-level WC, pedestal wash basin, tiled walls to dado level and obscure-glazed window. The cellar comprises three useful and versatile areas housing the gas boiler, ample storage and door to side.

Upstairs on the first floor there is a split-level landing with linen cupboard and access to loft. Bedroom one has dual aspect sash window to side and walk-in bay window with sash windows enjoying superb wide sweeping views from Kingskerswell over Newton Abbot towards the Racecourse and Bishopsteignton, fitted wardrobes and an en suite shower

room with shower cubicle, low-level WC, pedestal wash basin, part tiled walls and sash window to side. Bedroom two is dual aspect with sash windows to side and front enjoying the lovely views, range of built-in bedroom furniture and vanity wash basin. Bedroom three has built-in cupboards one of which is an airing cupboard with hot water cylinder and window to side. Bedroom four has a sash window to side and bedroom five has window to side and walk-in dressing area with vanity wash basin and wardrobes. Bedroom six has a sash window to side, vanity wash basin and built-in wardrobes. The bath/shower room has a suite comprising panelled bath, separate shower cubicle, low-level WC, pedestal wash basin, heated towel rail, tiled walls and sash style window.

Outside there is a multi-glazed door to a utility/storage area and multi glazed door to a garden room which has electric heating, window and sliding double-glazed patio doors to front. Alongside is a double garage with remote control up and over door.

Parking:

A tarmac driveway provides ample off-road parking at the side of the property. The driveway splits at the entrance with gate and further drive leading to the double garage.

Gardens:

There is an area of lawn and shrubs with three established trees and gate which gives access to a brick paved terrace with low retaining wall enjoying the wide sweeping views over Newton Abbot towards the River Teign and Bishopsteignton in the distance. The garden has been attractively landscaped with a wide selection of shrubs, brick paved patio area, further patio, timber shed and steps with gravelled areas leading to a small level lawn with variety of shrubs and fencing to front boundary.



Hillside, 3 Courtenay Road, Newton Abbot, TQ12 1AR

Approximate total area⁽¹⁾

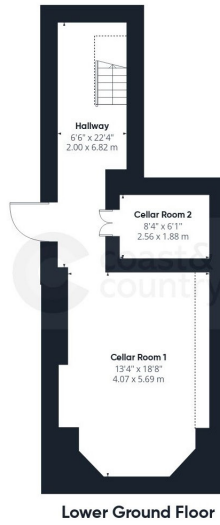
3912 ft²
363 m²

Reduced headroom

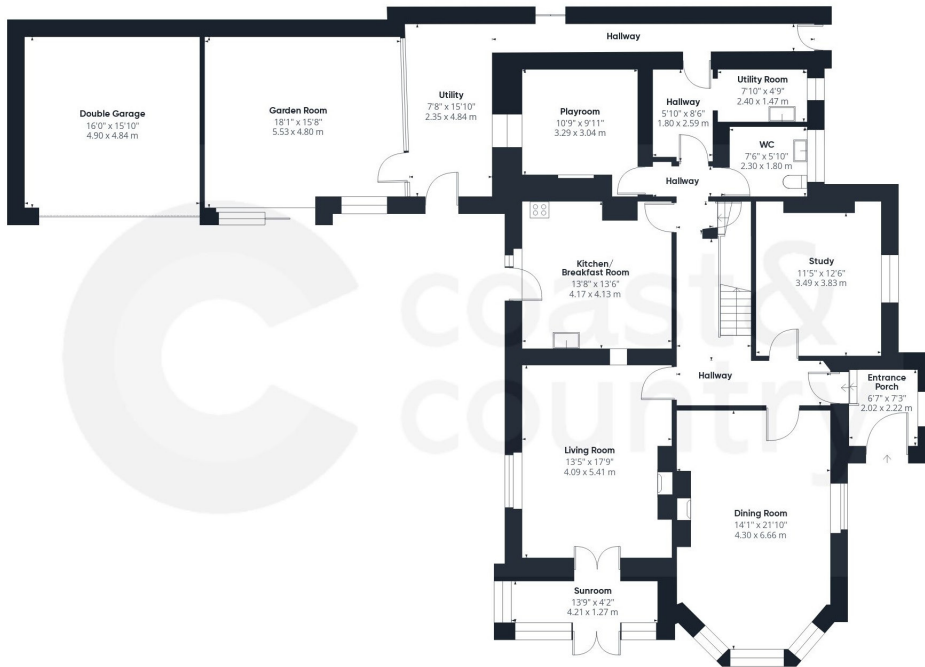
36 ft²
3.3 m²

(1) Excluding balconies and terraces

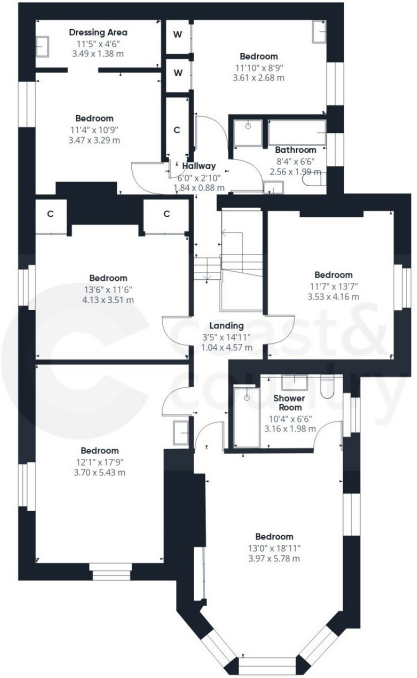
Reduced headroom
..... Below 5 ft/1.5 m



Lower Ground Floor



Ground Floor



Floor 1

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.

Please note that select trees within the boundary of this property are subject to a Tree Preservation Order.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 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.