Vikings

STAGS

Vikings, 22 Seymour Road

Newton Abbot, , TQ12 2PU

Train Station: 1 miles Teignmouth (sea front) 7 miles, Exeter: 17.5 miles.

A striking and unique detached property situated in an enviable elevated position enjoying far reaching views, while benefitting from easy access to the town centre, as well as a plot that extends to 1.25 acres with further land available via separate negotiation.

- Unique residential opportunity
- 2861sqft of accommodation
- Generous reception space
- 'Scandinavian-style' pool house
- Freehold
- 'Mid Century Modern' design
- Scope for modernisation
- 4 Versatile bedrooms
- 1.25 acres of ground
- Council tax band: G

Guide Price £695,000

Stags Totnes

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40 St James's Place, London, SW1A 1NS

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@StagsProperty

SITUATION

The property is situated on Seymour Road in one of Newton Abbot's most favoured residential areas and enjoys wonderful far-reaching views across the town and surrounding countryside. Occupying an elevated position, the property offers a remarkable sense of privacy and seclusion whilst remaining conveniently placed for the town centre, which is within easy reach and provides a wide range of amenities including shops, restaurants, cafés, supermarkets, a hospital, primary and secondary schools, leisure facilities and a railway station with mainline links to London Paddington. The A38 is nearby, providing convenient access to Exeter, Plymouth and the M5 beyond, whilst the open expanses of Dartmoor National Park and the beaches of Teignmouth and Torbay are only a short drive away.

DESCRIPTION

Vikings, designed in 1965 by Narracotts Architects and inspired by Californian Modernist architecture, Vikings is an individual home of exceptional character. Extending to approximately 2,861 sq ft, the property combines generous reception space, four versatile bedrooms, a detached Scandinavian-style leisure building and magnificent far-reaching views. While offering exciting scope to sympathetically update and personalise, the architectural integrity, mature setting and unique position already provide the foundations for an outstanding family home.

ACCOMMODATION

The principal reception rooms have been designed to make the most of the panoramic outlook, with large picture windows and direct access onto the full-width balcony creating exceptional spaces for both entertaining and everyday living. The sitting room centres around a feature fireplace and enjoys elevated views from its unique position above the garage, while the dining room also opens directly onto the balcony. The kitchen breakfast room is well positioned to appreciate the setting and is fitted with a range of worktops, cupboards and integrated appliances. A utility area leads to a workshop, larder and cloakroom/WC.

The bedroom accommodation is arranged to provide both privacy and excellent access to the gardens. The principal bedroom is a notable feature, enjoying a dual-aspect outlook, fitted wardrobes, direct access outside and an en-suite bathroom. A further double bedroom opens into a sun room, while the remaining bedrooms are served by a family bathroom and separate shower room.

Adjoining the conservatory is a Scandinavian-style leisure building incorporating an indoor heated swimming pool, sauna and jacuzzi. Whilst now requiring refurbishment, it offers exciting potential as a wellness suite, gym, indoor pool complex or impressive entertaining space.

OUTSIDE

The grounds extend to approximately 1.25 acres, edged red on the plan, and offer a wonderful variety of outdoor spaces, including formal gardens, a former kitchen garden, mature woodland and lawns. Together they provide privacy, space and considerable scope for gardening, entertaining and family life. A particularly valuable feature is the substantial level recreation area, which offers excellent versatility. It could be used for informal football, tennis, children's play, outdoor entertaining or a range of other leisure activities, creating an exceptional extension to the gardens. An adjoining field together with the stable area, extending to approximately 1.2 acres, edged blue on the plan, is available by separate negotiation. Acquired together, the combined holding would extend to approximately 2.45 acres, creating an impressive lifestyle property with further opportunities for leisure, equestrian or amenity use, subject to any necessary consents.

SERVICES

Mains water, electricity and drainage plus surplus from the solar panels and battery storage. The property's heating is supplied via electric heaters in the room with some underfloor heating and hot water via an immersion tank. A gas tank is situated on the property, which provided gas to heat the swimming pool and a gas fire, now defunct. Ofcom advises that ultrafast broadband and mobile coverage from the major providers is available.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

AGENTS NOTE

It will be a purchasers responsibility to erect a new, stock-proof, boundary fence between points marked "A"-"E" on the sale plan. It is a conditions that this new boundary will be in place within 6 weeks of completion of sale and maintenance of the new boundary will be for the responsibility of the purchasers. For more information, please contact the agents.

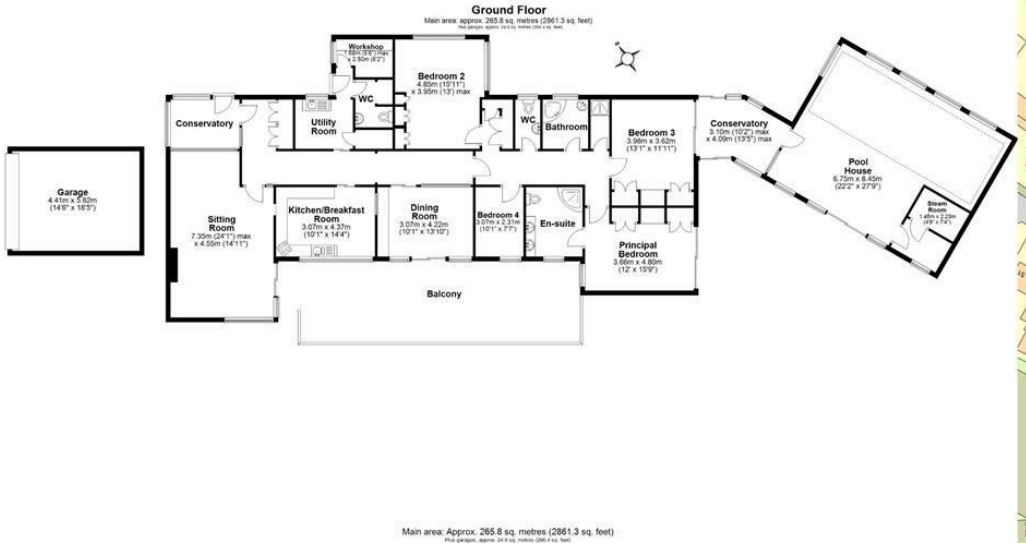
VIEWINGS

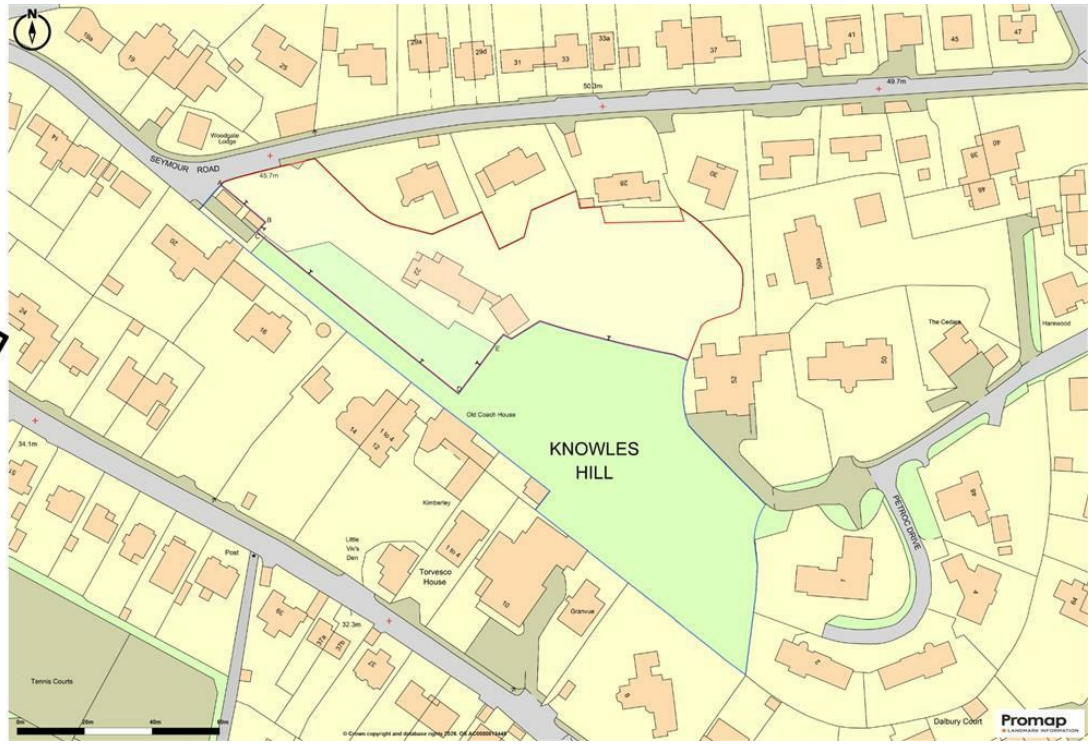
Strictly by appointment via the agents.

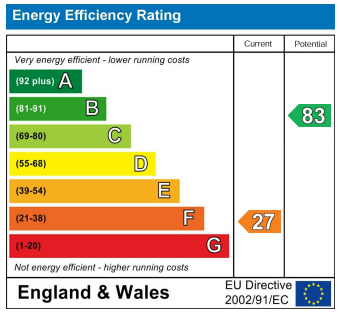
DIRECTIONS

Starting from the Penn Inn roundabout on the A380, follow the A381 towards Newton Abbot, crossing the railway line and staying in the left-hand lane to join East Street. Continue along this route for approximately half a mile until reaching the junction by the Asda supermarket. Turn right here onto the A382, following the signs for Bovey Tracey. Pass the supermarket entrance and, at the subsequent junction, turn left to continue towards Bovey Tracey. Proceed up the hill, passing Newton Abbot College on your left, and take the next right-hand turn followed by an immediate left onto Old Exeter Road. Follow the road as it climbs and bears to the right, then take a slight left into Seymour Road. Continue straight for a short distance where the property will be found on the right-hand side, positioned just after the turning on the left.

What3Words: ///slick.define.police







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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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