



Newton Abbot

5x  4x 

ENERGY RATING B88

- Video Walk-Around Available
- Architect Designed Detached Home
- 5 Double Bedrooms (3 En Suites)
- Zoned Under Floor Heating & Solar Panels
- Lounge With Juliet Balcony
- Open Plan Kitchen/Dining Room
- Balcony/Terrace With Slide & Turn Doors
- Lawned Garden With Patio
- Electronic Gated Driveway & Double Garage
- Private Cul De Sac Location

Guide Price:
£850,000
FREEHOLD

Rydon Brook House, Golvers Hill Road, Newton Abbot, TQ12 3BP



1000s of homes sold in Teignbridge

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

Rydon Brook House, Golvers Hill Road, Newton Abbot, TQ12 3BP

Architecturally designed with style and imagination this stunning detached home features smart technology and eco features, perfect for 21st century living. Particularly noteworthy features include solar panels on the tiled roof, zoned underfloor heating throughout with each room having its own neoStat (smart thermostat), and fitted ceiling speakers in principal areas.

The property forms part of an exclusive award-winning development of just 4 luxury houses constructed around 2018 in a non-estate and well-established residential location.

Widely considered to be one of the areas premier addresses, Golvers Hill Road is located in the heart of Kingsteignton making it convenient for a wide range of amenities including both primary and secondary schools, various shops and businesses, churches, health centre and a handful of excellent pubs/restaurants. For the commuter the nearby town of Newton Abbot has a main line railway station. Access to the A380 South Devon link road north to Exeter and the M5 and south to Torbay is within a miles drive.

The Accommodation:

Stepping inside, the show stopping interior is flooded with natural light with many rooms being double aspect and is impressively laid out on a stylish split-level basis with fashionable open plan living spaces. Finished with an attention to detail and brimming with high end fittings the property can only be fully appreciated by internal inspection. There are up to 5 double bedrooms, 2 of which are currently used as study rooms and 3 with fabulous fully tiled ensembles. The show stopping dining room/kitchen has a double height ceiling with 3 remote control electric Velux roof lights with blinds and six slide & turn doors opening to an adjacent tiled balcony/terrace with glass surround which enjoys some far-reaching views towards Dartmoor. The kitchen features a comprehensive range of integrated appliances, substantial island and solid Silestone counter tops. Also enjoying the views is the lounge with Juliet balcony.

Parking:

Set at the end of a private cul de sac the home occupies a fully enclosed and particularly secluded corner plot which is accessed through tall remote control electric gates on to a brick paved driveway providing plenty of secure parking and access to a large integral double garage with twin remote doors.

Gardens:

The gardens to the side and at the rear of the property are well established with neatly tended lawns, various terraces, fruit cage and mature plants and shrubs.

Directions:

From the Penn Inn roundabout take the A380 dual carriageway Exeter bound. Take the first exit for Kingsteignton A383. At the roundabout take the first left for Kingsteignton A383 and at the mini roundabout turn right into Longford Lane. At the mini roundabout turn left into Golvers Hill Road. The development can be found on the right.



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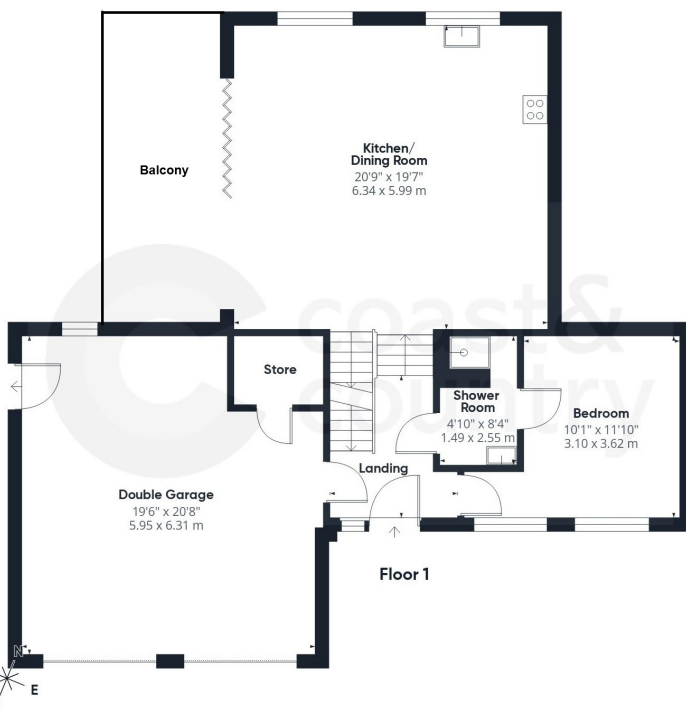
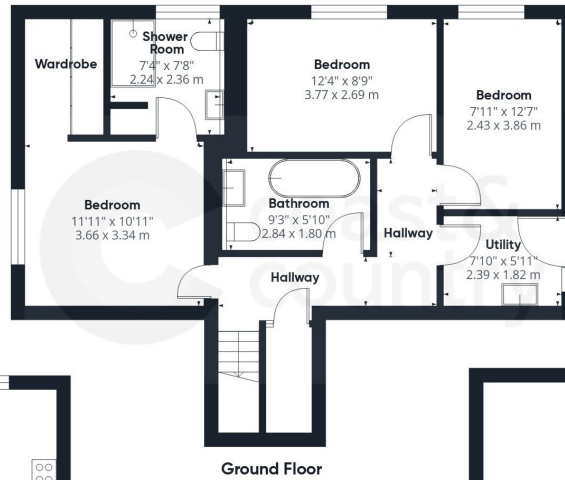
Approximate total area⁽¹⁾

2253 ft²
209.2 m²

(1) Excluding balconies and terraces

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 F

Tenure: Freehold

There is a liability that the owner pays annually one third of the upkeep costs for the shared private facilities belonging to 3 properties. Over the last few years the average cost was approximately £200 per annum.

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	88 B	89 B
69-80	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.