



## Newton Abbot

4x  3x 

ENERGY RATING C73

- Spacious Period-Style Detached House
- 4 Bedrooms (x2 En Suites)
- Generous Open Plan Living Space
- Living Room With French Doors
- Large Contemporary Kitchen
- Separate Dining Room & Conservatory
- Modern Family Bathroom & Utility Room
- Rear Paved Terrace With Far Reaching Views
- Enclosed Rear Garden
- Wide Driveway & Double Garage

**Guide Price:**  
**£650,000**  
FREEHOLD

# 9 Oak Lawn, Newton Abbot, TQ12 1QP



1000s of homes sold in Teignbridge

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

## 9 Oak Lawn, Newton Abbot, TQ12 1QP

Oaklawn is a substantial detached four-bedroom property boasting an elegant primary bedroom with balcony and spectacular views located in one of Newton Abbot's premier residential areas. It offers spacious, functional and versatile accommodation over three floors and comprises modern fittings throughout including gas central heating and double glazing. Externally there are pleasant gardens, ample parking and a double garage. This stunning property would make an ideal family home but will also appeal to a wide range of discerning buyers. Viewing is essential to fully appreciate the location, accommodation and far-reaching views which are a particular feature.

Located on Wolborough Hill, Courtenay Road is one Newton Abbot's most desirable addresses. An area where you can find a mixture of Victorian homes of distinction intermingled with a range of impressive more modern homes. This property offers the style of one combined with the convenience of the other. The area is within walking distance (approximately half a mile) of the popular town centre and mainline railway station amongst other amenities including, schools, supermarkets, independent shops and restaurants. Major road links provide easy access from Newton Abbot to Torbay and the cities of Exeter and Plymouth.

### The Accommodation:

The entry level accommodation comprises a welcoming bright and airy hallway and two bedrooms and a family bathroom. The large single bedroom has plenty of built in storage and a well-proportioned double bedroom with its own balcony which enjoys far reaching views over the rear garden and across Newton Abbot to forest. The family bathroom has a clean contemporary style. Stairs provide access to first and lower ground floor, there is also convenient internal access to the garage.

The lower ground floor forms the heart of this home providing generous free flowing living space. The contemporary kitchen fitted with ample storage, integrated dishwasher, instant boiling water tap, space for a range-style cooker, and room for an American-style fridge/freezer adjoins the well-proportioned lounge. This links seamlessly to the rear terrace with beautiful views across Newton Abbot and the dining room which opens into the bright conservatory. The combination of living rooms provides an ideal space to relax or entertain. There is also a useful utility room.

The first floor hosts an airy landing and two impressive double bedrooms with views, both

benefiting from their own large luxurious, en-suites comprising: large baths, separate shower cubicles, heated towel rails and WC's.

### Parking:

To the front of the property, a wide, brick paved driveway and integral double garage with electric up and over doors offers ample parking and storage.

### Gardens:

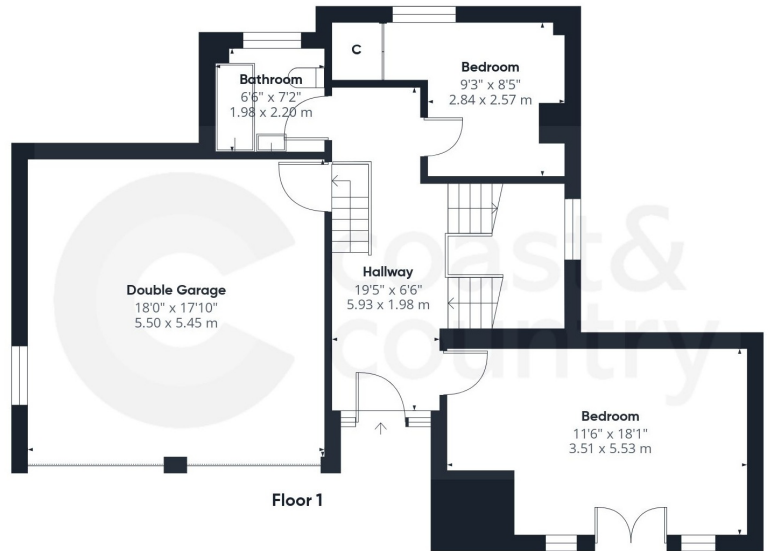
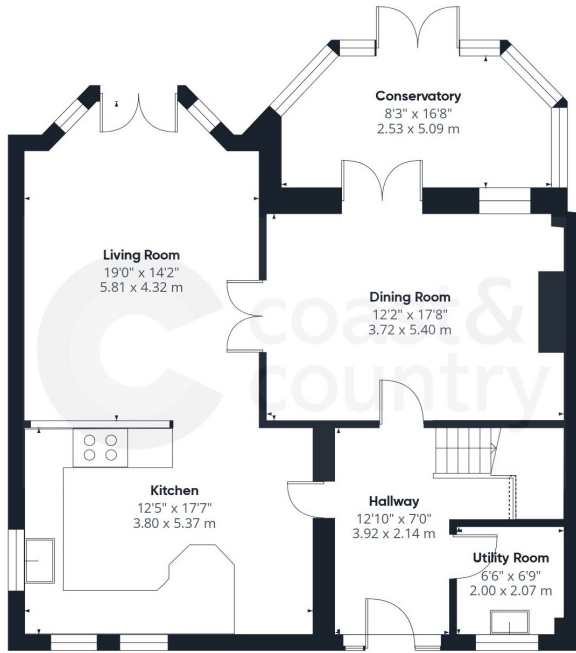
The tiered rear garden has a generous raised terrace accessible from the conservatory with raised borders, perfect for unwinding and enjoying the stunning views. There is also a near level lawned enclosed by wooden fencing.

### Directions:

From the Penn Inn roundabout take the A381 for Totnes. Take the fourth turning on the left into Church Road. Take the second right into Courtenay Road. Turn right at the crossroads continuing into Courtenay Road where Oak Lawn can be found on the right hand side.



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**Approximate total area<sup>(1)</sup>**

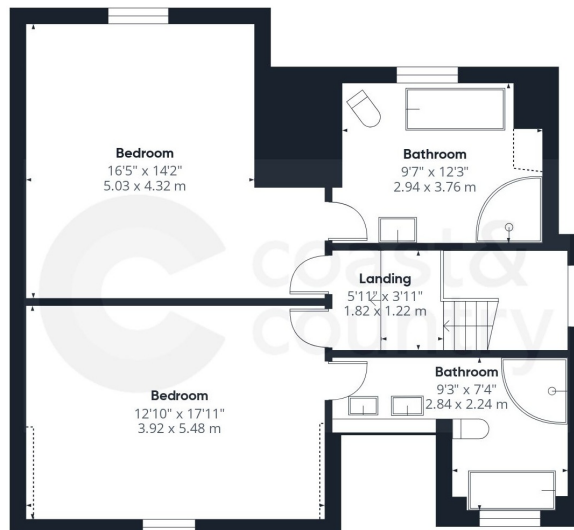
2561 ft<sup>2</sup>  
238 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.8 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: 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	73 C	79 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 ± 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.