



Newton Abbot

4x 2x

ENERGY RATING D64

- Video Walk-through Available
- Period Semi-Detached House
- 4 Bedrooms (1 en-suite)
- Versatile Lower Ground Floor
- Sunken Heated Swimming Pool
- 2 Reception Rooms and Spacious Conservatory
- Secluded Gardens
- Ample Off Road Parking
- Detached Garage
- Highly-Regarded Address

Guide Price:
£750,000
FREEHOLD

10 Lonsdale Road, Newton Abbot, TQ12 1DT



1000s of homes sold in Teignbridge

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

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A wonderful semi-detached Victorian Villa located in one of Newton Abbot's most desirable addresses. Retaining many lovely period features such as the handsome staircase and ornate coving, the property is full of light and has high-ceilinged rooms, and represents a rare opportunity to acquire such a property within the Newton Abbot area.

Lonsdale Road is situated within the highly sought-after Decoy area of Newton Abbot and is just a short stroll from Decoy Country Park with its lovely walks around a lake and also Forde Park with its tennis courts. The town's mainline railway station is around a 800m level walk away, with the town centre a few hundred metres further. Newton Abbot offers an attractive and vibrant lifestyle opportunity and an excellent range of shops, businesses, restaurants and bars.

The Accommodation:

The accommodation is accessed through a large wooden front door into a vestibule with period-style tiled floor and a useful guest cloakroom with WC and basin off. The spacious main reception hallway with deep recessed cupboard off features the original turning staircase rising to a spacious part-galleried landing above. Off the hall is a lovely living room with large bay window with fitted shutters, and a wood burning stove. With doors to the garden is the large eat-in kitchen with central island. A second reception room is currently being used as an office and leads directly out to a large conservatory with wood burner. The conservatory provides plenty of space for sitting and dining furniture and leads out to the terrace and pool area. From the hallway a door opens to a staircase which leads down to a lower level where a lobby provides access to three versatile rooms with good head height but limited natural light which are currently arranged as a home cinema, games room and an office.

On the first floor are four bedrooms, the principal with a first class en-suite and, completing the picture, is a modern family bathroom with spa bath.

Gardens and Parking:

Offering much privacy, the home occupies a lovely private plot. A driveway with stone pillars (shared with the attached property) leads round to the main entrance, adjacent to which is a gravelled forecourt and detached garage which provides extensive off-road parking. The secluded gardens lie on two sides of the property and include a wide expanse of lawn and a wonderful resort-style terrace and sunken heated swimming pool.

Directions:

From our office in Queen Street head up Devon Square and turn left onto Torquay Road. Then turn right into Church Road and follow to the end. At the T junction turn right and then first left. Lonsdale Road is the first left turn and number 10 is at the far end of the cul de sac.





Agents Notes:

Council Tax: Currently Band F

Tenure: Freehold

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

Entrance to the property a shared driveway with one other property – maintenance for which is split 50/50 on an as-and-when basis.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is non-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 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. 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.