



## Knowles Hill, Newton Abbot

3x  1x 

ENERGY RATING  
D60

- Video Walk-through Available
- Semi-Detached House
- 3 Bedrooms
- Lounge with Bay Window
- Separate Dining Room
- Modern Kitchen
- Family Bathroom & Downstairs WC
- Utility Room & Loft Room
- Wrap-Around Garden
- Single Carport

**Guide Price:**  
**£320,000**  
FREEHOLD

# 85 Knowles Hill Road, Newton Abbot, TQ12 2PR



1000s of homes sold in Teignbridge

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

# 85 Knowles Hill Road, Newton Abbot, TQ12 2PR

A mature, bay fronted, semi-detached house with a smartly presented interior enjoying plenty of natural light. Situated in the highly coveted Knowles Hill area of Newton Abbot, the property occupies a privately enclosed plot with the main area of garden to the side. At the rear is a decked terrace ideal for summer dining. At road level is a carport providing off road parking.

Conveniently located the property offers easy access to a wide range of amenities. The clock tower in the town centre with its extensive range of shops, businesses, restaurants, bars and coffee shops is around half a mile away. The main line railway station is just under a mile away on foot and both primary and secondary schools as well as the local leisure centre with its large swimming pool are even closer.

## The Accommodation:

Stepping inside, the attractive interior is traditionally laid out and includes a bay windowed lounge overlooking the front. A separate dining room has patio doors to the rear deck, and the kitchen is fitted with a selection of sleek, high gloss cabinets and has an integrated oven, hob, hood and dishwasher. Off the kitchen is a rear lobby/utility room with plumbing for washing machine and door to outside. The hallway has a useful WC with basin off and stairs up to the first floor.

Upstairs on the first floor can be found 3 bedrooms and a first-class modern bathroom with shower over the bath, WC and vanity basin. Completing the picture is a loft room accessed by a staircase from the first floor with a double-glazed roof window.

## Gardens:

To the front, a gravelled and lawned area are separated by steps to the front door. At the side of the property sits a gravelled area with several raised beds for growing shrubs or vegetables and following the garden around to the rear of the property you'll find a decked area with patio doors to the dining room, perfect for summer BBQs.

## Parking:

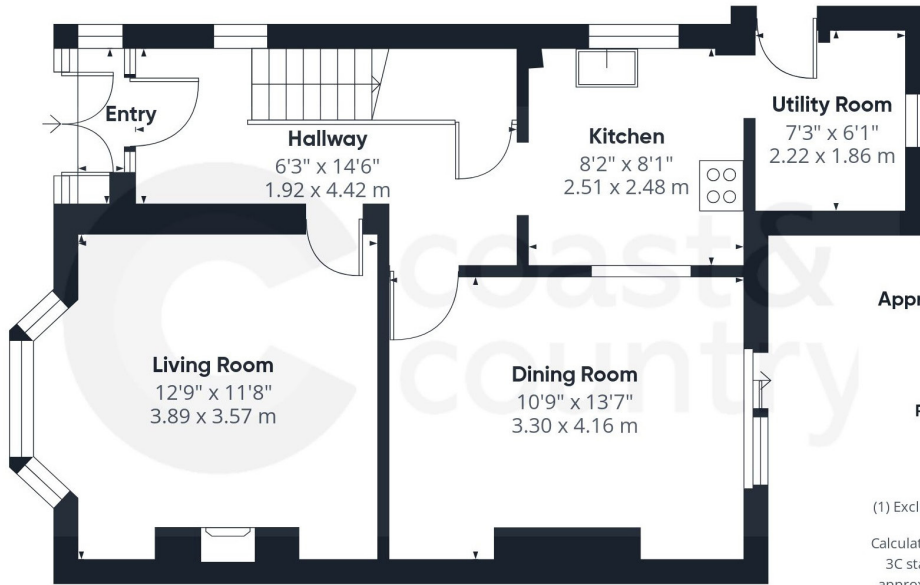
A road level car port with covered parking for one vehicle.

## Directions:

From Newton Abbot train station head into the town centre along Queen Street. At the junction next to the war memorial turn right onto The Avenue. Follow the road and at the roundabout take the second exit into Jetty Marsh Road. At the the next the next roundabout take the first exit and at the next roundabout the first exit again. At the next roundabout take the first exit and then the first left and then immediately left again into Old Exeter Road. Continue and the road becomes Knowles Hill Road and the property will be found after a short distance on the right.



# 85 Knowles Hill Road, Newton Abbot, TQ12 2PR



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

1242 ft<sup>2</sup>  
115.5 m<sup>2</sup>

**Reduced headroom**

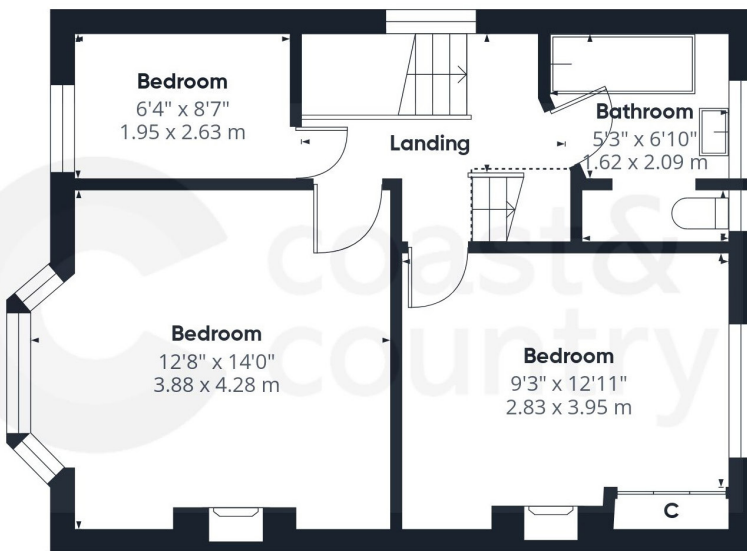
117 ft<sup>2</sup>  
10.9 m<sup>2</sup>

(1) Excluding balconies and terraces

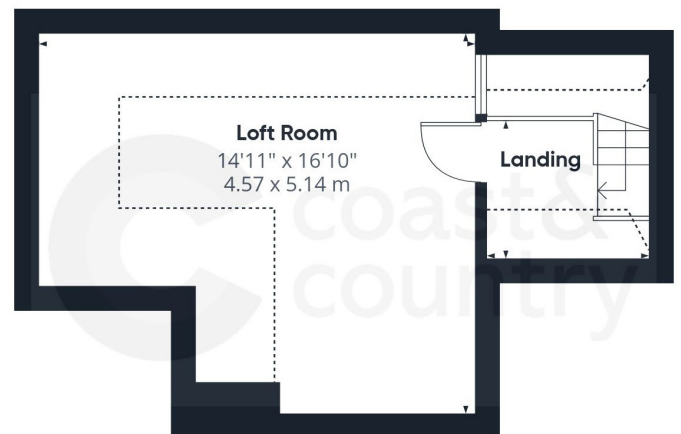
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Ground Floor

GIRAFFE360



Floor 1



Floor 2

**Agents Notes:**

Council Tax: Currently Band D

Tenure: Freehold

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             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 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.