



Wolborough Hill, Newton Abbot

3x  2x 

ENERGY
RATING
C69

- Video Walk-through Available
- Detached Bungalow
- 3 Bedrooms
- Lounge/Diner & Feature Fireplace
- Modern Fitted Kitchen & Utility
- Family Bathroom & En-Suite
- Conservatory & Sunroom
- Front & Rear Gardens
- Driveway & Integral Garage
- Exclusive Cul-De-Sac Location

Guide Price:
£400,000
FREEHOLD

Galilee Lodge, 2 Wolborough Gardens, Newton Abbot, TQ12 1JD



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Galilee Lodge is a modern detached bungalow located in an exclusive cul-de-sac on Wolborough Hill. The spacious accommodation boasts three bedrooms, master en-suite, lounge/dining room, conservatory entrance, modern fitted kitchen and utility room, sunroom/ rear porch and a family bathroom. Gas central heating and uPVC double glazing are installed and outside there are easy to maintain gardens, integral garage and driveway parking. Viewings come highly recommended to appreciate the sought after location and spacious accommodation on offer.

Wolborough Gardens is located in the highly regarded area known as Wolborough Hill, which is one of Newton Abbot's more desirable addresses. Galilee Lodge is positioned within walking distance of the town centre of this popular market town and is also within walking distance of the mainline railway station to London Paddington. Close by there are a host of facilities including schools, supermarkets, shops, and access to the A38 linking the cities of Exeter and Plymouth.

The Accommodation:

A uPVC decorative double-glazed entrance door opens to the conservatory entrance with uPVC double-glazed windows to front and either side. A multi-obscurate glazed door leads to the entrance porch with multi-glazed door to the reception hallway with double storage cupboard, further cupboard and multi-glazed door to the lounge/dining room. The lounge has a feature fireplace with inset electric living flame fire, uPVC double-glazed French doors to garden and an archway to the dining area which has a feature-stained glass window and uPVC double-glazed window overlooking the rear garden. There is a modern fitted kitchen with a range of white high gloss wall and base units with composite work surfaces, contemporary splashbacks, inset one and a half bowl sink unit, built in oven, hob, fridge and dishwasher and uPVC double-glazed window to rear. An archway opens to the utility with matching wall and base units, composite work surfaces, inset sink unit, tiled walls, integrated freezer and washing machine, courtesy door to garage and hardwood effect double glazed door to the sun room/rear porch with uPVC double-glazed windows and French doors to the garden. Bedroom one has a built-in mirror fronted wardrobe, uPVC double-glazed window and an en-suite shower room with shower cubicle, low-level WC, pedestal wash basin and tiled walls. Bedroom two has a uPVC double-glazed window and range of built-in wardrobes. Bedroom three has a uPVC double-glazed window and the bathroom has a suite comprising panelled bath with mixer tap and shower over, rail and curtain with tiling to surround, low-level WC, vanity wash basin and tiled walls.

Outside:

Outside, the property occupies a corner plot and to the front, a gate leads to a paved patio with a selection of shrubs and lawned area with further shrubs. The rear garden is enclosed and paved for ease of maintenance on two levels and enjoys a sunny aspect.

Parking:

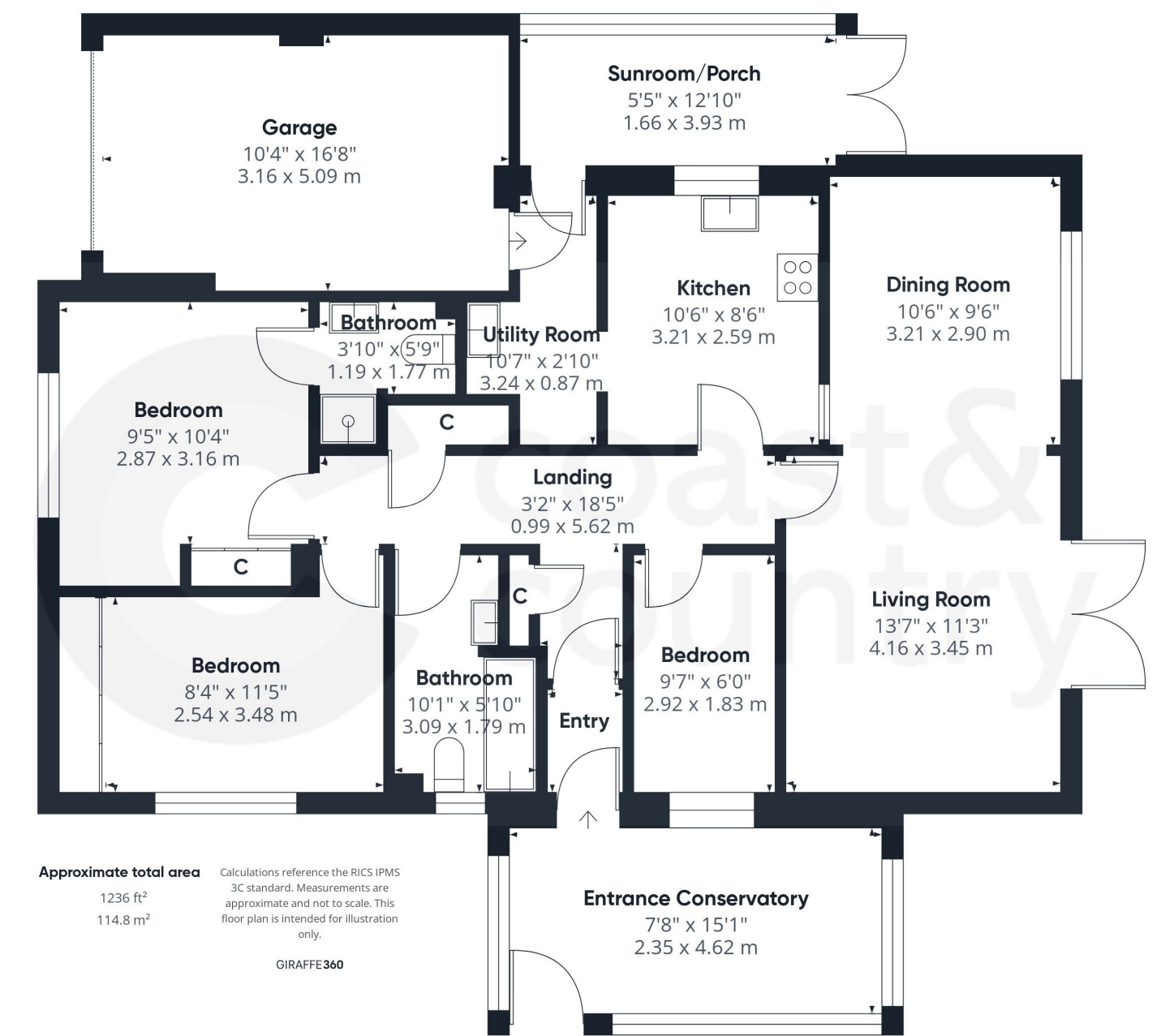
To the front, the property boasts a generous driveway to the integral garage.

Directions:

From the Penn Inn roundabout take the A381 Totnes Road. Take the 5th Left into Church Road. Take the 2nd right into College Road. Take the 2nd right into Laureston Road. Turn left into South Road. Turn right into Hill Road. Turn right again into Wolborough Gardens.



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Agents Notes:

Council Tax: Currently Band E
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.
Property subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C	69 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.