



**Connells**

Southview South Road  
Newton Abbot



# Southview South Road Newton Abbot TQ12 1HL

for sale offers over  
**£675,000**



## Property Description

Situated approximately half a mile from Newton Abbots town centre, Southview offers a fantastic and comfortable family home.

The spacious hallway provides access to all ground floor reception rooms. The spacious lounge with bay window and wood burning stove offers a peaceful retreat with a second reception room which is currently being used as a music room. The impressive L-shaped kitchen/living/dining area features an extensive range of cabinets with granite worktops, double Belfast sink and integrated appliances, including a gas fired AGA, making this a fantastic space for cooking or entertaining. The utility room is equipped with plumbing and houses the boiler with access to the front of the property.

On the first floor you will find good size double bedrooms (with master en-suite) and a family bathroom.

The front and rear garden both offer a peaceful space with areas of patio and lawn. The double garage offers an additional storage area with electric up and over door.

The property provides easy access to a variety of shops, restaurants, bars, schools, and the mainline train station with express service to London.

## Front Of The Property

Driveway parking for approximately four cars and detached double garage. Front lawn area which offers a high degree of privacy, steps up to the property.

## Hallway

The front door opens to a spacious hallway with turning staircase rising to a galleried landing, doors to all ground floor reception rooms, understairs storage cupboard and a wall mounted radiator. Off the hall, an archway opens to a coat hanging area.

## Cloakroom

Obscure window to the side of the property. WC, wash hand basin and a wall mounted radiator.

## Lounge

17' 7" max x 14' 9" max ( 5.36m max x 4.50m max )

Large bay window to the front of the property which enjoys spectacular views with a fitted window seat and storage below, a further window to the side, feature fireplace with wood burner and hearth,

## Second Reception Room

11' 8" max x 10' 4" max ( 3.56m max x 3.15m max )

Window to the front of the property and a wall mounted radiator.

## Kitchen/Diner

11' 6" max x 31' 8" max ( 3.51m max x 9.65m max )

Window to the rear with doors to the rear garden, large L-shaped kitchen/living/dining room, fitted with a range of cabinets, a double Belfast sink, island with granite work tops, two integrated fridges, integrated dishwasher, induction hob with oven below, gas fired AGA, ample space for a large dining table, and a wall mounted radiator. An opening with a step down leads to the living area which offers a multitude of uses. with two velux windows and doors to the rear garden.

## Utility Room

11' 11" max x 11' 11" max ( 3.63m max x 3.63m max )

Window to the side of the property, plumbing for a washing machine, Gas Central Heating Boiler (Valliant) door leading to the front of the property and a wall mounted radiator.

## First Floor

Window to the side of the property, airing cupboard, wall mounted radiator and a loft hatch (part boarded).

## Bedroom One

15' 2" max x 10' 3" max ( 4.62m max x 3.12m max )

Window to the front of the property, two built in cupboards, wall mounted radiator and door to the ensuite.

## Ensuite

Obscure window to the rear of the property, bath with mixer taps and shower attachment, bidet, WC, wash hand basin, part tiled and a wall mounted radiator.

## Bedroom Two

12' 2" max x 12' 9" max ( 3.71m max x 3.89m max )

Window to the front of the property, two fitted wardrobes, feature decorative fireplace and a wall mounted radiator.

## Bedroom Three

Double glazed window to the rear of the property and a wall mounted radiator.

## Bedroom Four

11' 6" max x 9' 11" max ( 3.51m max x 3.02m max )

Double glazed window to the rear of the property, fitted wardrobes and a wall mounted radiator.

## Bathroom

Obscure double glazed window to the side, walk-in shower, bath with mixer taps and shower attachment, twin wash hand basins, WC, part tiled and a wall mounted radiator.

## Rear Of The Property

The enclosed rear garden offers a large patio area and provides ample space for garden furniture. Steps lead to the upper tiered lawn with borders and mature shrubs, plants and trees. Outside lights and side access to the front of the property.

## Double Garage

18' 5" max x 18' 10" max ( 5.61m max x 5.74m max )

Electric up and over door, lights and power.

## Agent Notes

The property is situated on a private driveway which is shared with one other property and maintenance is split on an as and when basis.















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To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

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