





93 Wolborough Street, NEWTON ABBOT - TQ12 1LW

Guide £380,000 Freehold

Lounge & Spacious Kitchen/Living/Diner • Family Bathroom & Ground Floor WC • 4 Bedrooms • Garden • Spacious Accommodation • Close to Bakers Park • Superb Period Detached House • Lawned Garden & Paved Terrace • Video Walk-Through Available • No Upward Chain • Driveway Parking and Garage















A substantial older style detached house of individual design conveniently located on the level for Newton Abbot town centre and picturesque Bakers Park. Benefiting from a gas central heating system and replacement double glazed windows the property has a lovely level enclosed lawn garden and also a sheltered paved courtyard. Parking is provided by way of a detached garage and smart brick paved driveway.
Ideal for keen walkers and dog owners the property is located directly opposite the entrance to Bakers Park which lead onto the magnificent grounds of the National Trusts Bradley Manor with woods and riverside paths open to the public all year round. The clock tower in the vibrant town of centre of Newton Abbot with excellent range of shops businesses, restaurants, bars and more is just over 500m level walk away.

Accommodation

Stepping inside the accommodation is well proportioned, light and airy and has a lovely feel. An enclosed porch with period style tiled floor leads through to a spacious reception hallway with turning staircase to the first floor with high level feature window. Off to one side of the hallway is a lovely double aspect lounge whilst on the other side of the hall is the real hub of the house, a large open plan kitchen/dining/living room with a selection of matching cabinets plenty of space for a farmhouse size table and also a couple of easy chairs. This, too, is a double aspect room including a bay window enjoying an aspect to the park. Off the kitchen is a lobby with back door and useful separate WC off.
Moving up to the first floor, a part galleried landing provides access to four double bedrooms and a family bathroom with modern white suite.

Gardens

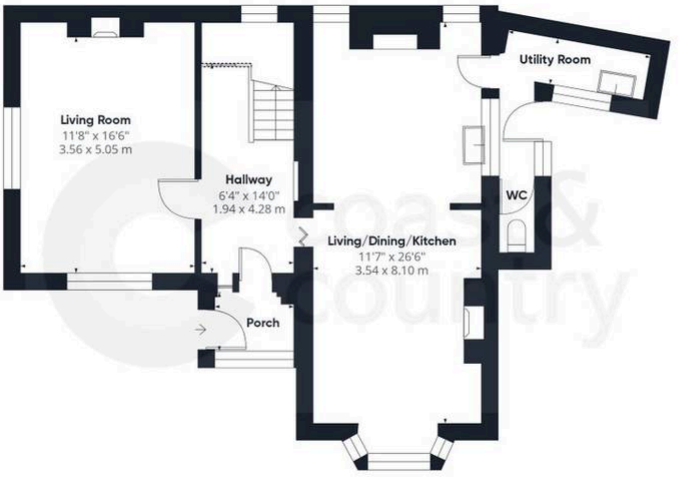
Level enclosed front garden mainly laid to lawn with some colourful inset planting. Side enclosed paved terrace.

Parking

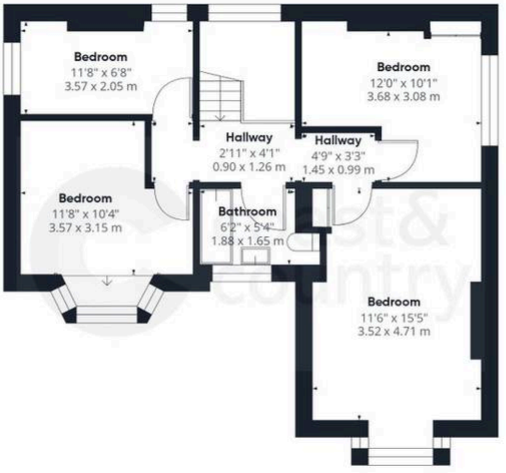
Detached single garage and brick paved driveway.

Agent's Notes

Council Tax: Currently Band E
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.
The sale of this property is subject to a grant of probate.
EPC Energy Efficiency Rating: E



Ground Floor



Floor 1



Approximate total area(1)

1291 ft²

120 m²

Reduced headroom

1 ft²

0.1 m²

(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.

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Disclaimer: Any information provided is purely a guide and is noncontractual. 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 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. 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. To ensure compliance with HMRC's Anti Money Laundering and Source of Funds regulation, we use Smart Compliance. Purchasers and those providing funds towards a purchase are required to complete this compliance process, for which there is a £75.00 charge.