



Detached bungalow with three bedrooms, master en-suite, sunroom, conservatory and enclosed rear garden, an integral garage and parking close to local amenities

2 Wolborough Gardens | Newton Abbot | TQ12 1JD





PROPERTY TYPE

Detached Bungalow
Freehold



SIZE

1,292 sq ft



LOCATION

Devon



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden & Conservatory



EPC RATING

69 (C)



COUNCIL TAX BAND

E



in a nutshell...

- Spacious living room
- Well-equipped, modern kitchen
- Separate dining room and study area
- Two bedrooms
- Master en-suite shower room
- Beautifully presented sunroom
- Conservatory
- Internal garage and off road parking
- Private, south facing rear garden
- Close to shops, amenities & schools





the details...

New to the market is this fabulous, detached, modern bungalow with three bedrooms, master en-suite, a sunroom, conservatory and enclosed rear garden, an integral garage and parking, in a quiet cul-de-sac location in the popular market town of Newton Abbot.

A carpeted sunroom is used as the main entrance to the property and makes a lovely space for enjoying the peaceful surroundings. Inside, it is beautifully presented with light and neutral décor throughout and feels warm and welcoming with gas central heating and double glazing.

A modern kitchen has beautiful, dark resin worktops with striking yellow glass splashbacks and a range of contrasting gloss-cream fitted base, drawer and wall units providing ample cupboard space. It doesn't just look good, it is well equipped too with an inset one and a half-bowl sink and draining board carved into the resin worktop, a built-in eye-level fan-oven, a separate ceramic hob with her modern filter hood above, and an integrated fridge and dishwasher, and through an archway, is a utility area with more matching resin worktops and storage units along with another sink and an integrated freezer and washing machine.

A door leads into the conservatory which is another wonderful private space for enjoying the peace and quiet, with French doors to the rear garden. From the utility, a door leads into the rear of the integral single garage which has a remote-controlled roller-shutter door, lights and power, and also houses a condensing combi-boiler which provides the central heating and hot water on demand.

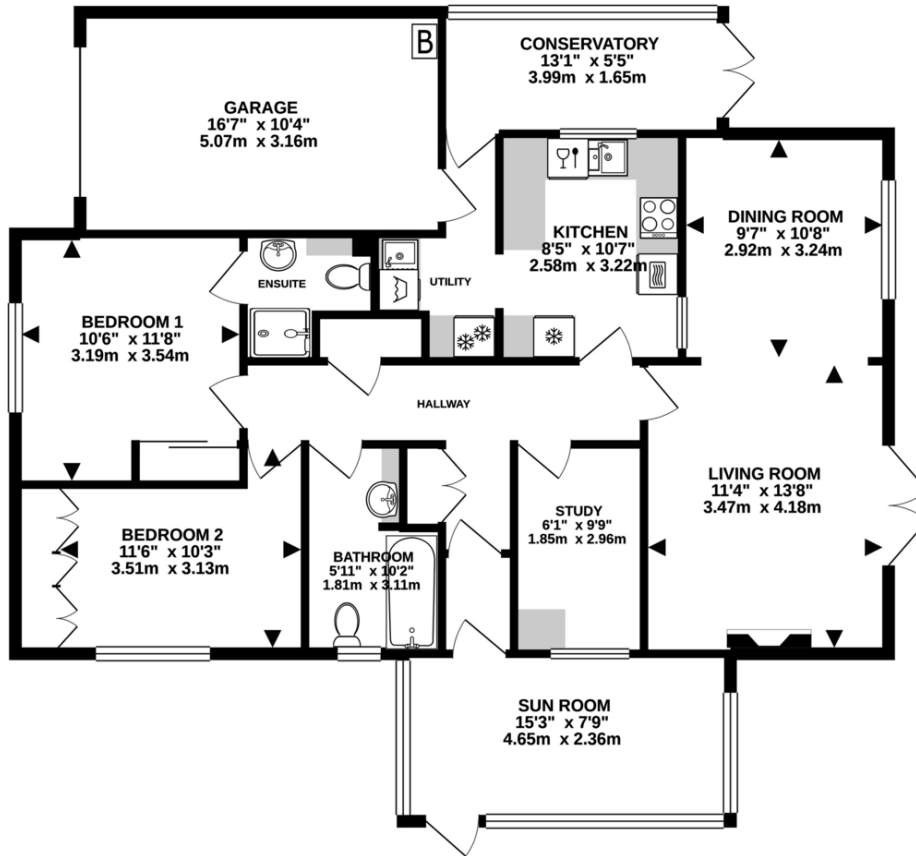
A superb living room is carpeted and filled with light from French doors to the garden. An elegant fireplace is fitted with a flame-effect electric heater, making a nice feature and focal point for the room, which flows through a decorative archway into a dining room where there is plenty of space for table seating for six or eight places, ideal for any occasion. A stained-glass window to the kitchen makes an attractive and colourful feature.

The master bedroom is an excellent double with a fitted wardrobe and an en-suite shower room, the second another good double with a large, fitted wardrobe and the third has a laminate floor and would make a great study, ideal for those working from home. A family bathroom completes the accommodation.

Outside, the enclosed rear garden is private and south facing, it is fully paved with steps up to a raised patio with a dwarf wall, making a wonderful, low-maintenance outside space for entertaining, be it alfresco dining, a barbecue, or sharing drinks with friends and family. A timber shed provides useful storage, there is an outside tap and splash-proof power point for convenience, and a gate provides alternative access to the resin driveway where there is additional parking for two cars.



GROUND FLOOR
1292 sq.ft. (120.0 sq.m.) approx.



TOTAL FLOOR AREA: 1292 sq.ft. (120.0 sq.m.) approx.

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the location...

The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

Shopping

Late night pint of milk: Sainsburys Local 0.8 mile
Town centre: Newton Abbot 0.8 mile
Supermarket: Asda 1 mile

Relaxing

Beach: Teignmouth 7.4 miles
Park: Courtenay Park: 0.8 mile
Newton Abbot Leisure Centre: 1.2 miles
Dainton Golf Club: 3 miles

Travel

Train station: Newton Abbot 1 mile
Main travel link: A380 1 mile
Airport: Exeter Airport 20.9 miles

Schools

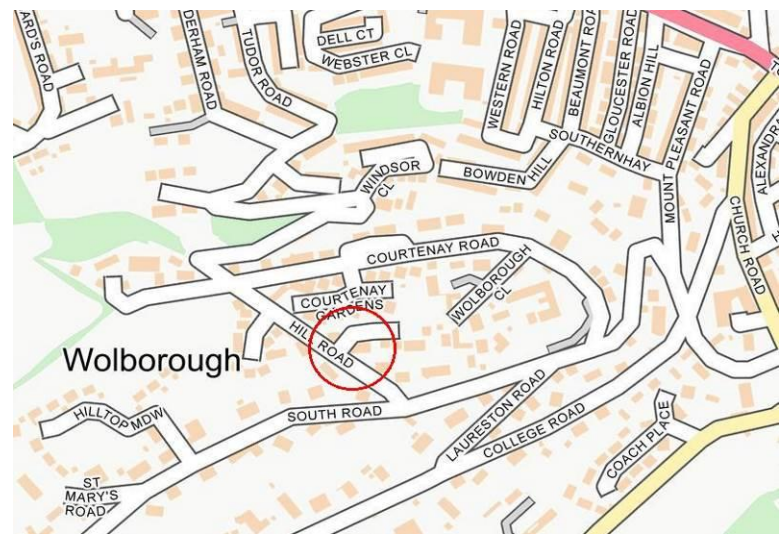
Bradley Barton Primary School: 2 miles
Coombeshead Academy: 1.5 miles
Newton Abbot College: 1.2 miles
Stover School: 3.9 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 1JD

how to get there...

From our Newton Abbot office on Queen Street turn left onto Fairfield Terrace and at the end of the road turn left onto Torquay Rd. Then make a right turn onto Church Rd and make a slight left turn continuing on Church Rd. Make a slight right hand turn onto Courtenay Rd. At the end of the road turn right continuing on Courtenay Rd and follow the road around, continuing straight onto South Rd. Make a slight right hand turn continuing on South Rd, then turn right onto Hill Rd and take the first right hand turn onto Wolborough Gardens, where the property can be found immediately on the right hand side.





Need a more complete picture? Get in touch with your local branch...

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