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THE AWARD WINNING
ESTATE AGENTS

Windmills, 18 Seymour Road
Freehold



Windmills, 18 Seymour Road, Newton Abbot, TQ12 2PU

A mature detached home in a first class address with a wonderful enclosed garden.

- Virtual Tour/Online Viewings Available
- Individual Detached House
- 3 Bedrooms & 2 Reception Rooms
- 2 Bath/Shower Rooms (1 en-suite)
- Superb, Privately Enclosed Plot
- Potential for Extension (stp)
- Garage & Driveway
- Lovely Open Views
- Premier Residential Location
- Gas Central Heating & Double Glazing



On the market for the first time in over 30 years, this individual detached house is thought to date from the 1920s and is located on Knowles Hill, one of Newton Abbot's premier locations.

to the side, all providing plenty of natural light. There is space for a breakfast table and a comprehensive range of base and wall cabinets, rolled edge worktops and an integrated double oven, hob and hood.

Enjoying some lovely open views from the rear over much of the town and onto the green fields of Wolborough Hill. The house stands on an excellent sized plot with a wonderful, privately enclosed rear garden featuring an expansive lawn and inviting paved terrace adjoining the rear elevation. A detached garage and driveway to one side provide parking, whilst to the other side is a further terrace. Subject to obtaining the necessary consents and approvals, the plot lends itself to extension of the accommodation if required.

On the first floor there is a large, recessed airing cupboard off the landing, itself providing access to 3 bedrooms – the principle with an en-suite shower room/WC – and a spacious family bathroom.

GARDENS

Highly sought-after Seymour Road is convenient for Newton Abbot's vibrant town centre with its excellent range of shops and restaurants and a mainline railway station all around half a mile's walk, with schools also conveniently located. The A38 Devon Expressway is around 5 miles' drive and the A380 link road just over a mile's drive.

Fully enclosed plot, one boundary by an attractive stone wall. Low maintenance, mainly paved and gravelled front garden having gated access to both the sides and to the rear. Adjoining the house at the rear is a large paved terrace wrapping around both sides providing a lovely alfresco dining area and space for a shed. A few semi-circular steps then descend to an expansive lawned area with some inset shrubs and bushes.

ACCOMMODATION

Stepping inside, the accommodation is immaculately-presented and has clearly been loved and cherished over the years, but now offering potential for a degree of updating. A reception hallway is accessed through a vestibule and has a turning staircase heading up to the first floor all well-lit by a high level window above. A double-aspect lounge is well-proportioned with glazed door to the side and sliding patio doors to the rear terrace and garden enjoying the lovely views beyond. At one end is a fire surround with Living Flame gas fire. A separate dining room overlooks the front and has plenty of room for a large table and additional furniture. Facing the rear is the kitchen with both a window and patio door to the rear and glazed door

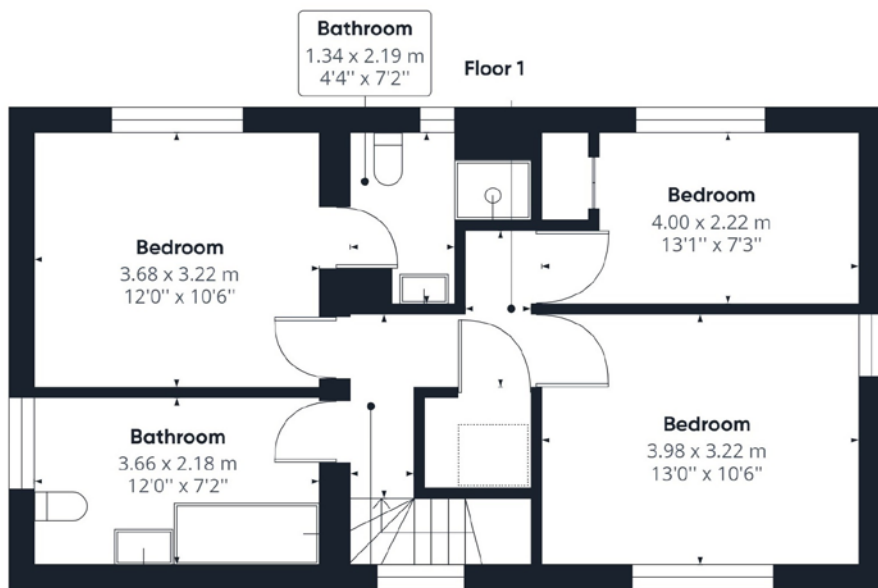
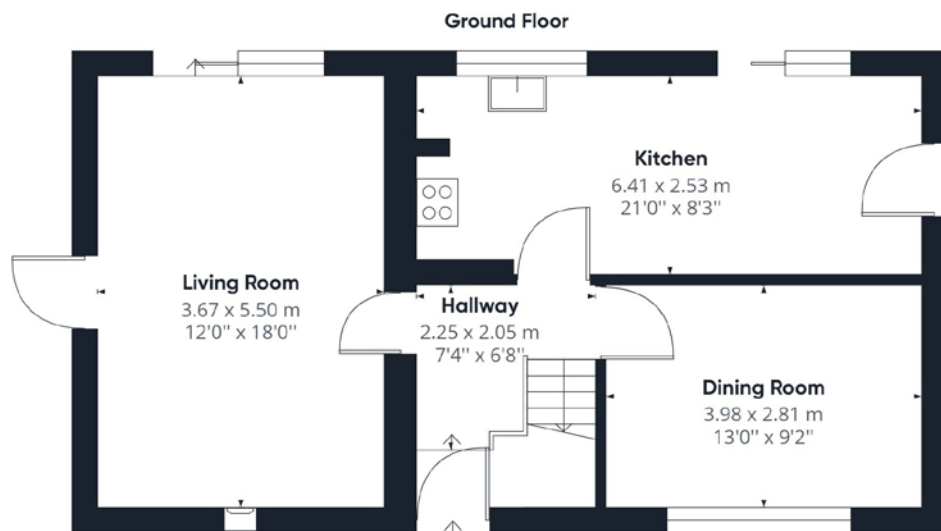
PARKING

Gated driveway and detached garage.



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.





Approximate total area⁽¹⁾

1149.58 ft²

106.80 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

AGENT'S NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council
Council Tax: Currently Band E

Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

DIRECTIONS

From the Coast & Country office follow the Queen Street one way system. Turn right into Albany Street. Continue straight ahead into Cricketfield Road. Turn left at the traffic lights onto Halcyon Road and follow the road along to the traffic lights at ASDA, filtering into the right hand lane when possible. Turn right onto Exeter Road and take the first right into Old Exeter Road, then immediately left, passing Newton Abbot College on your right hand side. Follow the road around and take the first left onto Seymour Road. The property is on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		