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ESTATE AGENTS

**68 Ashburton Road**  
**Freehold**





# 68 Ashburton Road, Newton Abbot, TQ12 1RH

## Spacious family home with high-end designer touches.

- Virtual Tour/Online Viewings Also Available
- Superb Detached Family Home
- 5 Bedrooms (2 en-suite)
- Beautiful Modern Kitchen & Utility
- Lounge & Dining Room
- Double Glazed Conservatory
- Family Bathroom & Guest Cloaks/WC
- Lovely Landscaped Rear Garden
- Ample Off Road Parking
- Convenient for A38



Style and sophistication are offered in droves at this older-style detached house which has been the subject of a first class, architecturally designed programme of enlargement and remodelling.

### ACCOMMODATION

Stepping inside, the house is beautifully-presented with plenty of space, light and the wow factor. Twin front doors with full height side panels open through a storm porch to a particularly impressive reception hallway with stairs to the first floor above. Discreetly accessed from one corner is a guest cloaks/WC and a plumbed utility room with storage cupboard, inset sink and door to outside. The generous double-aspect lounge features a fireplace, walk-in bay window to the front and bi-fold doors opening to the adjacent rear terrace. Approached through twin doors from the hallway, the lounge flows seamlessly open plan to the dining room which in turn has a door from the hallway and is well-lit by French door with glazed side panels to the rear garden. Throughout the reception hall, lounge and dining room, there is light oak finish flooring. Continuing with the flow, the stunning kitchen open plan to the dining room, its tiled floor continuing through double doors into a wonderful double-glazed conservatory, itself opening to the rear garden. The kitchen exudes style and quality with the essential central island, plenty of cabinets and pan drawers and a selection of German appliances and solid polished granite countertops giving a luxury finish.

On the first floor, a long 2-way split level landing has a recess with window overlooking the rear garden providing plenty of light and stairs up to the second floor. There are 4 well-proportioned first floor bedrooms, one of which is currently used as a study. There is an up-to-the-minute family bathroom at this level with the principal bedroom having high-end fitted wardrobes and

a contemporary en-suite with large shower, WC and basin.

Up again to the second floor, a further landing has excellent storage off and door to a fifth bedroom, well-lit by multiple Velux windows and having a modern en-suite bathroom with basin and WC.

### OUTSIDE & PARKING

Situated around half a mile from Newton Abbot's vibrant town centre, the property stands on an established mature plot with privately enclosed rear garden with the front providing plenty of parking on a brick Pavia driveway. The rear garden features a wide paved terrace ideal for entertaining which adjoins the rear elevation with a couple or so steps leading up to a level lawn with adjacent summer house, water feature, covered terrace and sheltered raised decked terrace.



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 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.







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

**AGENTS NOTES**

**Tenure**

Freehold

**Local Authority**

Teignbridge district council.  
 Currently Council Tax Band: E

**Viewings**

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

**DIRECTIONS**

From Newton Abbot take the A383 Ashburton Road, heading past Coombeshead Academy. The property can be found on the right hand side opposite the turning for Barton Drive.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	72   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		