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THE AWARD WINNING
ESTATE AGENTS

55a Seymour Road
Freehold



55A Seymour Road, Newton Abbot, TQ12 2PX

A superb individual period property with fabulous open views along the Teign Estuary.

- Video Walk-through Available
- Semi-Detached Period House
- 4 Bedrooms (Principal En-Suite)
- Lots of Period Features
- Stunning Estuary Views
- Garage & Parking
- Privately Enclosed Gardens
- Useful Cellar Area
- Highly-regarded Knowles Hill Address
- Convenient for the Town Centre



A superb individual semi-detached period house, perfectly located to enjoy fabulous open views along the picturesque Teign Estuary and its green hillsides towards Teignmouth.

Situated in the coveted Knowles Hill area of Newton Abbot, the property is conveniently located for the vibrant town centre and its excellent range of shops, businesses and schools and also the town's mainline railway station with express to Paddington in just over 2.5 hours.

With high-ceilinged rooms to the principal accommodation, the property retains some lovely period features including the handsome original staircase, ornate plaster cornices, tiled floors and window shutters, with large windows providing a light-filled environment. Outside, the property has particularly private and relatively easy to maintain gardens, with lawn and inset planting complemented by a raised timber decked terrace perfect for taking in those stunning views while you enjoy that alfresco gin and tonic or barbeque. Parking is provided to the front and there is a detached garage with a gated parking bay to the side providing a further secure parking space.

ACCOMMODATION

Stepping inside the well-presented home, a large front door opens to a vestibule with tiled floor and feature leaded light-coloured glazing. Through an inner door is the most impressive dining hallway with plenty of space for a table and chairs, featuring the turning staircase to the first floor. Off the hallway is a cloakroom/WC and a small office adjacent to the front door. The main reception room is a wonderful asset to the property with wide, tall walk-in bay window taking in the views with French doors to the adjoining deck. An open fireplace features a heavy marble surround and display mantle and a side window provides additional light. A well-equipped kitchen

with double oven and hob has room for a breakfast table and door to the outside. Below the staircase a door opens to a further staircase which heads down to an extremely useful cellar which comprises 2 areas, one currently for storage and the other below the main reception room having been used in the past as a playroom and gym with an external door leading up steps to the garden.

The first floor is home to the bedrooms and a family bathroom with white suite, all accessed from a spacious, part-galleried landing. The principal enjoys the views, has a selection of fitted wardrobes and a modern en-suite shower room with WC and basin. There are 3 further bedrooms, numbers 3 & 4 with an opening between them as well as access from the landing.

OUTSIDE

Particularly private and fully enclosed gardens to 2 sides of the property including lawns, planting and features decked terrace.

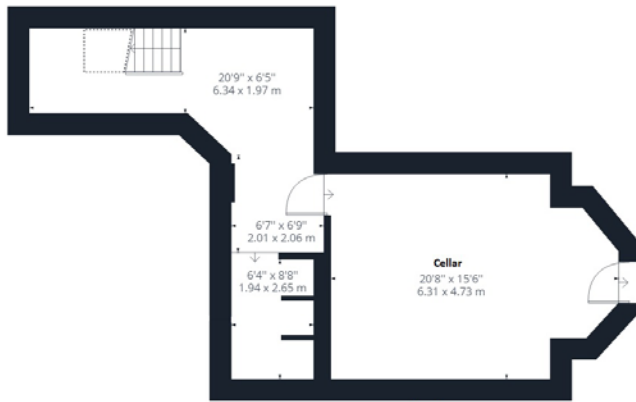
PARKING

Detached garage, gated secure space and further driveway parking.

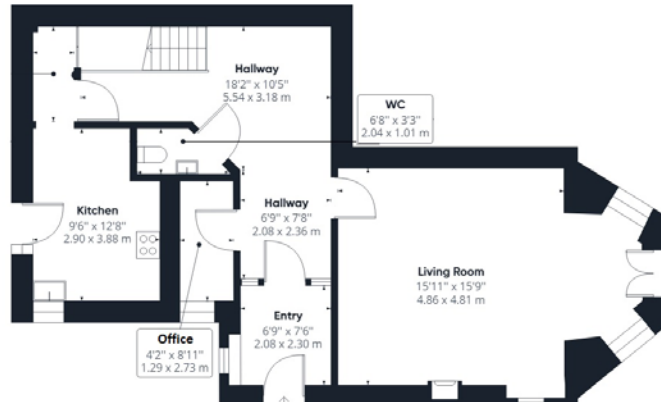


DISCLAIMER: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property 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.





Lower Ground Floor



Ground Floor



Floor 1

Approximate total area

2010.20 ft²

186.75 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

AGENTS NOTES

Mains water. Mains drainage. Mains gas. Mains electricity.

Tenure

Freehold

Local Authority

Teignbridge District Council

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. Turn right immediately after the next traffic lights into Abbotsbury Road. Turn right into Bury Road. At the T junction turn left and then immediately back on yourself into Seymour Road. Follow the road around, passing the Rundle Road junction on your right. The property can be found on your right just after the left hand turning for a private road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		