



A spacious, unusual, detached property with one bedroom, a conservatory, an integral garage and private garden, in the popular town of Newton Abbot

26 Shobbrook Hill | Newton Abbot | TQ12 1UZ



thoroughly good property agents



PROPERTY TYPE

Detached House
Freehold



SIZE

806 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

60 (D)



COUNCIL TAX BAND

B



in a nutshell...

- One Bedroom Detached House
- Conservatory
- Private Enclosed Rear Garden
- Garage & Off Road Parking
- Ideal First Time Purchase or Investment
- Close to Local Shops, Schools & Amenities
- Near Excellent Transport Links



the details...

Check out this spacious, unusual, detached property with one bedroom, a conservatory, an integral garage and private garden, in the popular town of Newton Abbot.

This unusual property is deceptively spacious, is well presented throughout with stylish décor and it feels warm and welcoming with gas central heating and double glazing.

The accommodation comprises of an entrance porch, a fabulous open plan living/dining room a double-height vaulted ceiling adding to the sense of space, with French doors to a conservatory, double doors to a galley-style kitchen that has plenty of worktop and cupboard space, tiled splashbacks, a gap for a cooker, space for a fridge, plumbing for a washing machine, and a wall mounted condensing combi-boiler provides the central heating and hot water on demand, and a door into the integral single garage that has lights, power and up and over door.

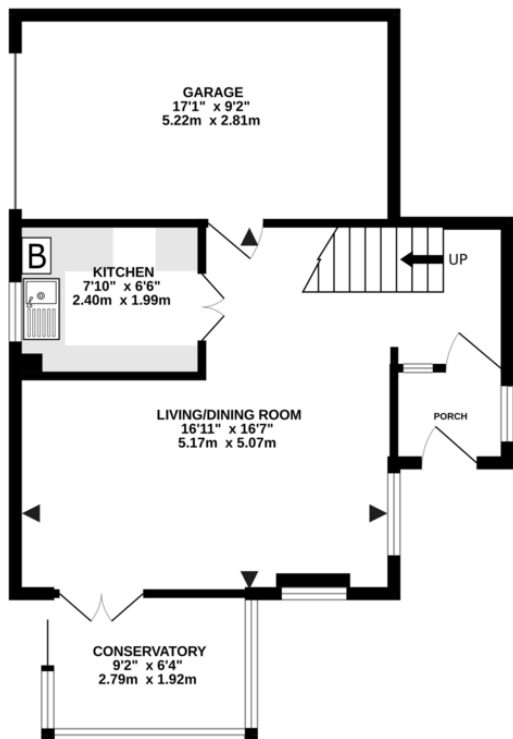
Upstairs, is a spacious double bedroom with loads of light from dual-aspect windows, and a wetroom containing a shower area, WC, and basin.

Outside, the garden is charming and bordered by a high wall making it fully enclosed and safe for both children and pets. It is private and sunny, and beautifully maintained with a lawn, well-stocked borders of plants, shrubs, and ornamental trees, and at the rear another garden area with a rotary washing line, a timber shed, a small greenhouse and more well-established shrubs and flowers. There is additional parking in front of the garage or on-road nearby if required. A viewing is essential to fully appreciate all that this fabulous property has to offer.

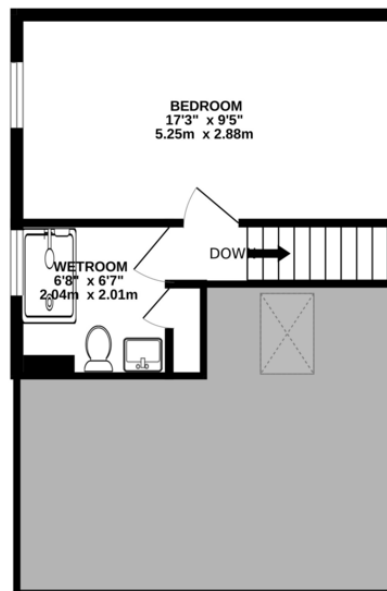


the floorplan...

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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: Cleaves 0.5 mile - One Stop 0.7 mile

Town centre: Newton Abbot 2 miles

Supermarket: Asda 1.8 miles

Relaxing

Beach: Teignmouth 7.9 miles

Park: Ashburton Road 0.6 mile

Tennis courts, dog walk, cycle route: Baker's Park 1.9 miles

Travel

Bus stop: Chercombe Valley Road 200 yards

Train station: Newton Abbot 2.4 miles

Main travel link: A380 2.5 miles

Airport: Exeter 20 miles

Schools

Bradley Barton Primary School: 0.6 mile

Coombeshead Academy/Newton Abbot College: 1 mile

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 1UZ

how to get there...

From our Newton Abbot Office, proceed on Queen Street, turn right onto Courtenay Street, Courtenay Street turns right and becomes Kingsteignton Road. At the traffic lights, turn left onto Halcyon Road. Turn right onto Highweek Street continue to follow signs for Bovey Tracey/Ashburton/Exeter/Plymouth. At the roundabout, take the 1st exit onto Ashburton Road, sign posted Ashburton/Highweek/Plymouth. Continue to follow the road and turn left onto Chercombe Valley Road, continue around the bend and turn right onto Shobbrook Hill where you will find the property.





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

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