



A fabulous semi-detached family home with three bedrooms, ample parking, an enclosed southwest-facing rear garden and a one-bedroom self-contained annex, conveniently located a short walk from the schools, shops, parks and amenities, in the popular market town of Newton Abbot

77 Knowles Hill Road | Newton Abbot | TQ12 2PP





PROPERTY TYPE

Semi-Detached House
Freehold



SIZE

1,411 sq ft



LOCATION

Town



AGE

1920s to 1930s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Ample Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

68 (D)



COUNCIL TAX BAND

D



in a nutshell...

- Three Bedroom Semi Detached Family Home
- One Bedroom Self Contained Annex
- Spacious Modern Kitchen/Diner
- Large Southwest-facing Rear Garden
- Ample Off Road Parking
- Close to Local Schools, Shops, Parks and Amenities





the details...

Check out this fabulous semi-detached family home with three bedrooms, ample parking, an enclosed southwest-facing rear garden and a one-bedroom self-contained annex, conveniently located a short walk from the schools, shops, parks and amenities, in the popular market town of Newton Abbot.

A gated entrance leads onto the resin-bound driveway where there is parking for at least five cars, and inside, it is well-presented with light and neutral décor throughout and feels warm and welcoming with gas central heating and double-glazing.

The accommodation comprises of an entrance porch, a hallway with a staircase rising to the first floor and a cupboard beneath, a good sized living room filled with light from a bay window to the front, and with a living flame-gas fire that makes a nice feature and focal point for the room, and a spacious, open-plan kitchen/dining room with French doors to the rear garden, plenty of space for a dining table and seating, ideal for any occasion, and a modern shaker-style fitted kitchen that has plenty of worktop and cupboard space, a fan-oven, gas hob and filter hood above, an integrated dishwasher, floor space for an upright fridge/freezer, and plumbing beneath the worktop for a washing machine. A cupboard in the dining area houses a condensing gas combi-boiler that provides the central heating and hot water on demand.

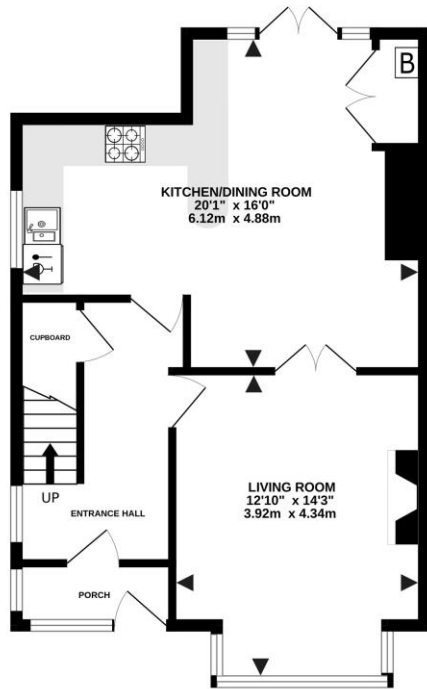
Upstairs, there are three light and airy bedrooms, two excellent doubles, one with a bay window to the front and the other with wardrobes fitted either side of the chimney breast, and a single with a window to the front, and a family bathroom containing a bath and shower over, a basin and a WC.

A door from the driveway leads into the self-contained annex that is split-level and comprises of a kitchen with a fan-oven, twin-burner gas hob, floor space for a fridge and plumbing for a washing machine, a double bedroom, and stairs down to a living room with a gas fire and French doors to the garden. The rear garden is a decent size, and gently slopes downwards, with a terrace of timber decking, great for entertaining, a terrace of hard standing beside the annex, a lawn with a rotary washing line and a timber shed at the bottom providing useful storage. There is an additional dry storage space in the void beneath the annex.

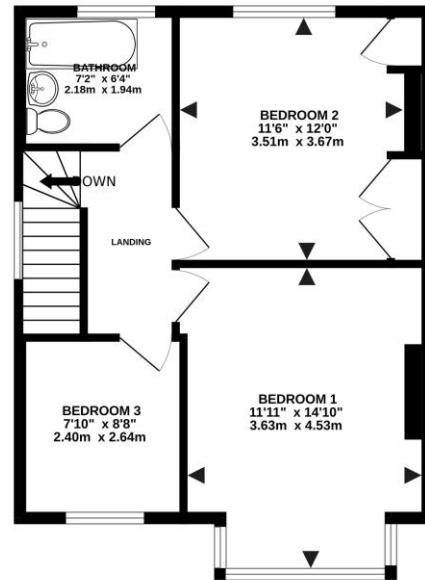


the floorplans...

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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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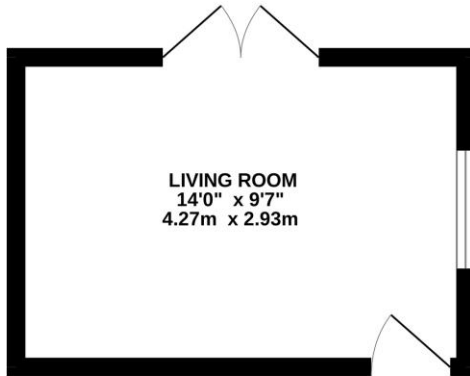


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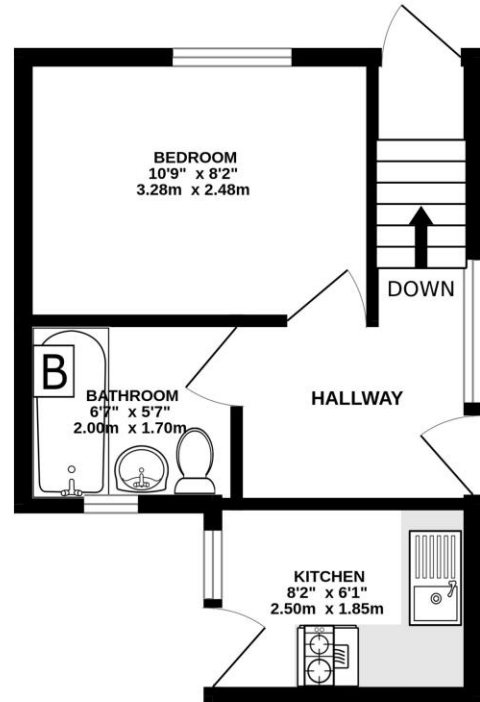
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LOWER GROUND FLOOR
139 sq.ft. (12.9 sq.m.) approx.



GROUND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 388 sq.ft. (36.1 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: Costcutter 0.5 mile

Town centre: 0.5 mile

Supermarket: Asda 0.7 mile

Relaxing

Beach: Teignmouth 6.8 miles

Park: Baker's Park 1 mile

Tennis courts: Recreation ground

Travel

Bus stop: 0.5 mile

Train station: Newton Abbot 1.4 miles

Main travel link: A380 1.8 miles

Airport: Exeter 19.9 miles

Schools

Bearnes Primary School: 1 mile

Newton Abbot College: 0.3 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 2PP**

how to get there...

From our Newton Abbot office continue along The Avenue and upon reaching the Fire Station roundabout, turn left towards the town centre. Upon reaching the Courtenay Centre of the left hand side, turn right onto Rundle Road. Continue up the hill for a short distance and follow the road around to the left. At the end of the road, turn right onto Knowles Hill Road, where the property can be found.





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

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