



76 Seymour Road, NEWTON ABBOT - TQ12 2PN

£550,000 Freehold


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the key to your home

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 1 Bank Street
Newton Abbot TQ12 2JL



Nestled within the sought after location in Seymour Road, this well presented 4-bedroom detached house occupies an elevated position overlooking the picturesque market town of Newton Abbot. Ascending the entrance hall, adorned with a staircase leading to the upper floor, residents are greeted with a seamless flow between the living spaces. The ground level of this family home offers three generously proportioned double bedrooms, with an abundance of natural light. Enhancing convenience and functionality, a well-equipped shower room and utility room are tactfully integrated into this level, catering to the practical needs of its homeowners.

Heading up to the first floor you are greeted by a spacious landing that serves as a central junction linking the various living zones. Entering the generous sized lounge where residents can unwind in an atmosphere that seamlessly blends comfort with elegance. Continuing through this residence, a bespoke conservatory provides a tranquil space allowing for an immersive experience with the natural surroundings.

The generously proportioned kitchen/diner with tiled flooring and a range of cupboard and fitting appliance. A modern family bathroom benefits of having underfloor heating, along with a w/c hand basin, bath and with a separate shower cubicle.

The generous sized master bedroom consists of panoramic views to the front of the property that capture the essence of Newton Abbot's serene beauty, the ideal room to retreat to after a busy day.

Elegantly appointed and thoughtfully designed, this residence offers a harmonious fusion of comfort, style, and functionality. The seamless integration of living spaces, coupled with the panoramic views that effortlessly complements the interior, creates an environment that is as inviting as it is captivating. Ideal for those seeking a retreat from the hustle and bustle of urban life but still within the heart of Newton Abbot.

Measurements

Kitchen/Diner - 19'10 × 14'0 (6.03m x 4.27m)

Living Room - 19'10 × 12'10 (6.05m x 3.91m)

Conservatory - 12'10 × 6'11 (3.91m x 2.11m)

Principle Bedroom - 19'10 × 10'10 (6.03m x 3.31m)

Bathroom - 13'11 × 5'3 (4.23m x 1.59m)



Bedroom - 12'10 × 9'7 (3.91m x 2.91m)

Bedroom - 10'10 × 10'4 (3.31m x 3.14m)

Bedroom - 10'10 × 9'6 (3.31m x 2.89m)

Shower Room - 10'2 × 5'9 (3.10m x 1.59m)

Utility - 19'10 × 3'8 (6.03m x 1.13m)

Studio - 15'1 × 11'1 (4.60m x 3.39m)



Elegantly designed 4-bed detached house offering panoramic views and seamless living spaces. Spacious lounge, bespoke conservatory, modern kitchen/diner and master bedroom with stunning views.

Tenure: Freehold

Important Information

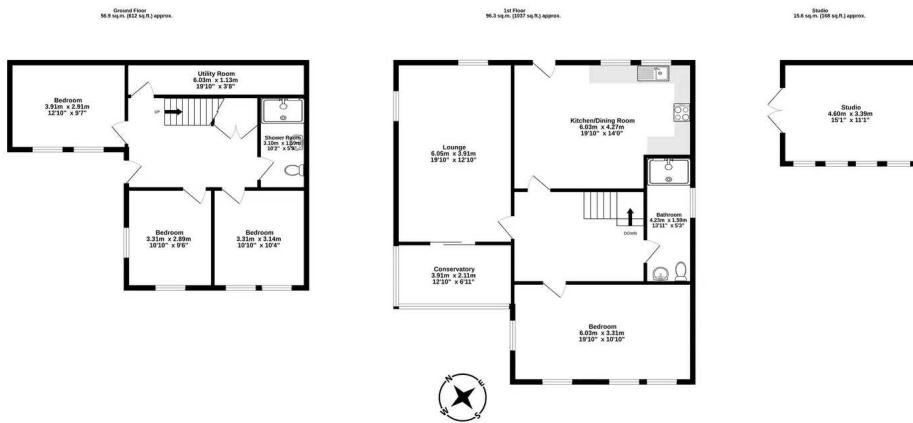
Broadband Speed - 1000 Mbps (According to OFCOM)

EPC Rating - C

Teignbridge Council Tax Band E (£2852 per year)

Mains Gas, Mains Electric, Mains Water and Mains Sewerage Supplied

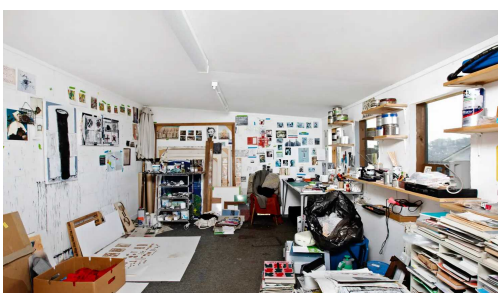
The property is freehold



TOTAL FLOOR AREA: 168.8 sq.m. (1817 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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- Detached House
- Spacious Lounge
- Kitchen/Diner
- Four Bedroom
- Family Bathroom
- Ground Floor Shower Room
- Utility Room
- Conservatory
- Front & Rear Gardens
- Double Garage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	68	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	