

5 Hill Road, Newton Abbot - TQ12 1HG

£400,000 Freehold

Great Location • Detached House • Kitchen • Dining Room • Utility Room • Large Lounge/Diner • Four Bedrooms • Front and rear Gardens • Garage • Parking


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 1 Bank Street
Newton Abbot TQ12 2JL



Nestled in a desirable location, this charming four-bedroom detached house presents an inviting retreat for those seeking a blend of classic elegance and modern comfort. Stepping through the entrance hallway, one is immediately struck by the spaciousness and sophistication that define this residence.

The heart of the home, the large lounge/diner, boasts a feature fireplace that exudes warmth and character, creating a welcoming ambience. French patio doors lead gracefully into the garden, offering a seamless transition between indoor and outdoor living spaces.

The kitchen is a culinary enthusiast's delight, featuring sleek white high gloss units and good quality built-in appliances that make meal preparation a pleasure. Adjacent, the dining room is bathed in natural light streaming through the glass roof, providing an airy and luminous setting for memorable dining experiences.

Convenience is key with a downstairs WC complete with a low-level WC and wash hand basin for guests' comfort. Ascending the stairs to the first floor, four generously proportioned double bedrooms await, each offering a tranquil sanctuary for rest and relaxation.

The family bathroom is a haven of indulgence, equipped with a low-level WC, wash hand basin, and a luxurious bath with a shower over, perfect for unwinding after a long day. Additionally, the property features a garage with plumbing for a utility area, providing practicality and storage solutions, with the added convenience of rear door access from the garden.

In summary, this impeccable property encapsulates a harmonious blend of timeless elegance and contemporary comforts. Its seamless flow between living areas, abundance of natural light, and thoughtfully designed spaces offer a lifestyle of both relaxation and functionality.

Lounge/Diner - 18'10 × 18'4 (5.75m x 5.58m)

Kitchen - 12'5 × 8'11 (3.79m x 2.72m)

Dining Room - 11'9 × 5'9 (3.58m x 1.76m)

Utility Room - 5'9 × 4'10 (1.76m x 1.47m)

Bedroom - 10'10 × 9'11 (3.31 × 3.03m)

Bedroom - 11'5 × 7'11 (3.48m x 2.42m)

Bedroom - 9'11 × 8'0 (3.03m x 2.43m)

Bedroom - 8'10 × 7'11 (2.70m x 2.41m)

Bathroom - 7'10 × 5'6 (2.40m x 1.68m)



Important Information

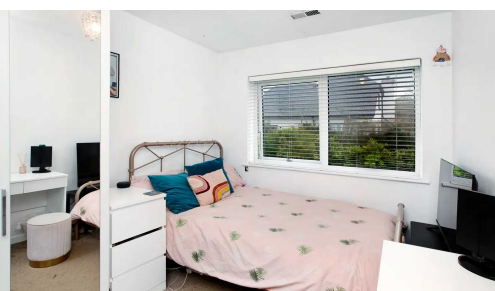
Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

EPC Rating D

Teignbridge Council Tax Band E (£3017 per year)

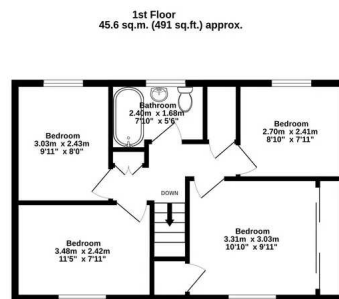
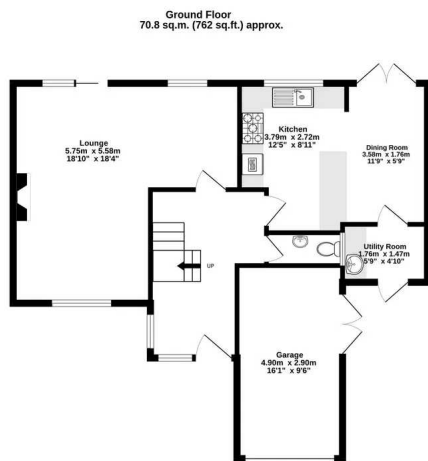
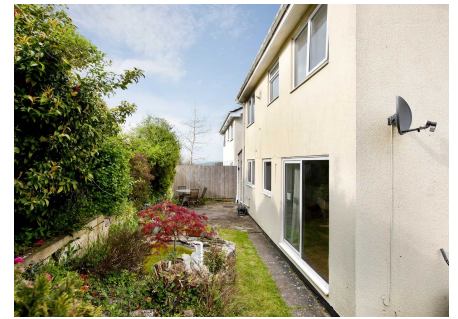
Mains Gas, Mains Electric, Mains Water and Mains Sewerage Supplied

The property is freehold



Garden

The rear garden, accessed via the dining room and lounge, wraps around the house to make the most of the sun. Fully enclosed with stone walls and timber fencing, flowing seamlessly to a timber summer house at the south side. The garden boasts a generous patio, level lawn and pond feature, with a rear door into the rear of the garage.



TOTAL FLOOR AREA : 116.4 sq.m. (1253 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. Made with Metropix C2024



Garage

- Single Garage
- Driveway
- 2 Parking Spaces
- Off street
- 2 Parking Spaces

There are two spaces opposite the property for use by the street.



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 82 |
| (55-68) | D | 65 | |
| (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 | | 77 |
| (55-68) | D | | |
| (39-54) | E | 51 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |