



Detached FAMILY HOME far reaching views!

CHECK OUT this Detached Home! Located on a elevated plot. Town Centre of Newton Abbot. Local Shops, Schools, Amenities, Bus Route, Health Care & Rail Station to Exeter & London Waterloo. 4 Bedrooms, Kitchen Dining Room, 2 Bathrooms, Living Room. Gardens, Garage, Parking, Artist Studio GREAT VIEWS!

**76 Seymour Road | Newton Abbot | TQ12 2PN**



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,710 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Large Garden,  
Patio



EPC RATING

73 C



COUNCIL TAX BAND

E



### in a nutshell...

- 4 Bedrooms
- Open Plan Kitchen Dining Room
- Living Room
- Conservatory
- 2 Bathrooms
- Detached Garden Artists Studio
- Double Garage & Parking
- FAR REACHING VIEWS!
- Local Shops, Schools, Amenities & Transport







## the details...

Seymour Road enjoys an enviable elevated location on the edge of the market town of Newton Abbot, where a range of amenities including shops, restaurants, doctors' surgeries and highly regarded schools are on offer. The property also benefits from superb 180-degree panoramic views across the town of Newton Abbot towards Wolborough, Baker Woods and Highweek Church.

This property is an individually designed and substantially constructed house benefiting from gas central heating, double glazing, generous proportioned reception and bedrooms and was approximately constructed in 1997.

The accommodation starts via a flowing entrance hallway with a staircase rising to the first floor. There are doors through to three double bedrooms. There is then a door through to a superb modern shower room having a double width shower cubicle and a contemporary modern suite benefitting from underfloor heating. The ground floor also offers a storage/utility room housing the boiler.

To the first floor there is a galleried style landing with doors through to principal rooms. There is a generous size living room with doors flowing through to a uPVC constructed conservatory where the panoramic views can be enjoyed. A large kitchen/diner can then be found with tiled flooring and a range of cupboards and fitted appliances. Further accommodation consists of a master bedroom with panoramic views to the front of the property and a further modern refitted contemporary family bathroom having the added benefit of underfloor heating.

The property is in excellent order and offers versatile and spacious accommodation throughout which is ideal as a family home. The beautifully landscaped gardens are a real feature of this property, being gently sloping and attractively laid out to a variety of flower bed areas incorporating bedded plants and mature shrubbery. Steps with a handrail continue up to the front of the property where a covered patio area and an expanse of raised level lawn can be found, offering a superb 180-degree view over Newton Abbot which is to be enjoyed

The rear gardens have been attractively landscaped by the current owners providing a central path, a paved patio area for a washing line. The path continues to the top of the garden where a detached wooden artist studio can be found overlooking views towards the surrounding countryside and the town of Newton Abbot. Access to the front of the property can be found to the side and a uPVC double glazed door gives access to the kitchen/diner.

To the front of the property there are two detached single garages with up and over doors.

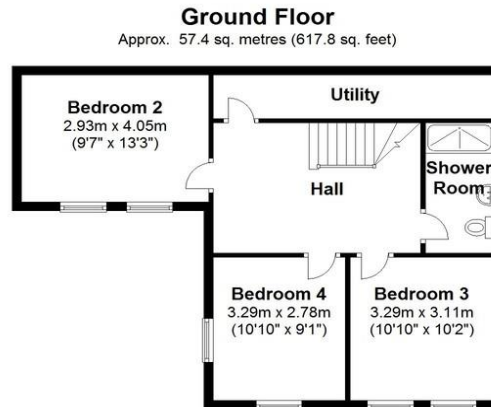
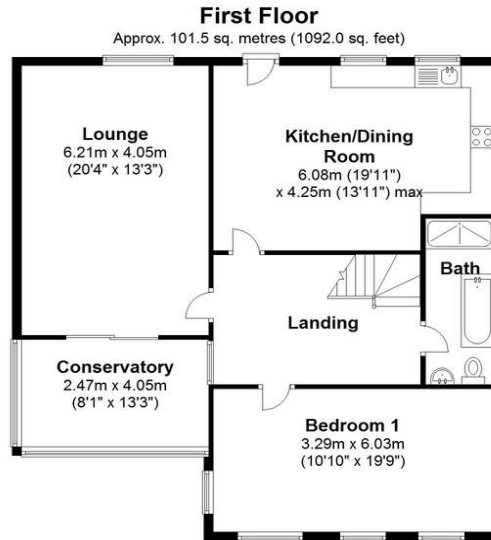
Tenure: Freehold

Council Tax Band E





## the floorplan...



**Total area: approx. 158.8 sq. metres (1709.8 sq. feet)**

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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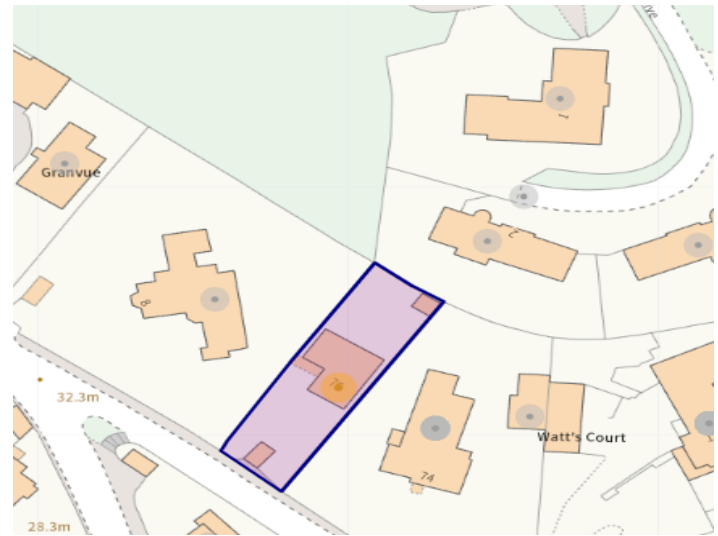




## the location...

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 2PN







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

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