Offers In Excess Of:
£450,000
Freehold
EPC: D62

Wolborough Hill, Newton Abbot
• Spacious Detached House
• 4 Bedrooms (master en suite)
• 2 Separate Reception Rooms
• L-Shaped Kitchen / Diner
• Cloaks / W.C & Separate Utility
• Gas Central Heating & Double Glazing
• Corner Plot Gardens
• Integral Double Garage
• Exclusive Cul-De-Sac Location
• Far Reaching Open Views
4 Courtenay Gardens, Newton Abbot, TQ12 1HS

A superb detached house offering well-planned accommodation and located in a prestigious cul-de-sac on Wolborough Hill.

Standing on a corner plot the property has privately enclosed gardens to the side and rear including a raised decked terrace from where some splendid far reaching views across much of Newton Abbot and beyond can be enjoyed. To the front a double width driveway provides ample parking and access to an integral double garage with remote electric up and over door.

Wolborough Hill is widely regarded as Newton Abbot’s premier residential location. On foot the vibrant town centre is around 750 metres distance and offers a wide range of shops and amenities.

The Accommodation
The accommodation is roomy and particularly airy with large windows flooding it with natural light. A spacious reception hallway provides access to a guest cloaks / W.C, an impressive double aspect main reception with large picture window enjoying the views and an open plan fireplace. An L shaped kitchen/ diner is fitted with a selection of modern cabinets, has plenty of space for a table and chairs and a wide patio door opening to a decked terrace with steps down to the lawned garden below. Off the kitchen is a plumbed utility room with doors to outside and the integral double garage. At garden level there is a versatile study / sitting room. The first floor offers four bedrooms, the master with an en suite bathroom including a double shower cabinet and family bathroom again with a separate double shower.

Ground Floor
Entrance Hallway
Lounge 18’ 5” (5.62m) x 17’ 8” (5.38m)
narrowing to 10’ 7” (3.22m)
Dining Area 17’ 8” (5.38m) x 7’ 11” (2.41m)
Kitchen 21’ 4” (6.5m) x 15’ 1” (4.6m)
narrowing to 8’ 10” (2.7m)
Utility 16’ 11” (5.16m) x 5’ 7” (1.71m)
Cloakroom / W.C

Garden Level
Study / Sitting Room 15’ 5” (4.7m) x 15’ 4” (4.67m)

First Floor
Landing
Bedroom 1 15’ 5” (4.71m) x 10’ 0” (3.05m)
narrowing to 7’ 10” (2.4m)
En Suite Bathroom
Bedroom 2 12’ 11” (3.94m) x 9’ 8” (2.94m)
Bedroom 3 16’ 11” (5.15m) x 8’ 7” (2.62m)
Bedroom 4 10’ 3” (3.12m) x 8’ 11” (2.71m)
Bathroom

ENERGY PERFORMANCE RATING

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m
FLOOR PLANS
For Illustrative Purposes Only

LOWER GROUND FLOOR
- UNDER HOUSE STORAGE
- STUDY

GROUND FLOOR
- DOUBLE GARAGE
- ENTRANCE HALL
- UTILITY
- LIVING/DINING ROOM
- KITCHEN

1ST FLOOR
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4

While every effort has been made to ensure the accuracy of the floor plans contained here, Any inaccuracies, omissions, errors, or changes that may occur will not bind the sellers in any way. These plans are for illustrative purposes and should not be relied on in lieu of professional advice. The plans are not a substitute for a full Building Inspection, but are intended to provide a good overview of the layout of the property.
Agents Notes

Tenure
Freehold

Services

Local Authority
Teignbridge District Council

Council Tax
Currently Band E.

Viewings strictly by confirmed appointment with the vendor’s agent, Coast & Country.

Directions
From the Penn Inn roundabout take the A381 for Totnes. Take the fourth turning on the left into Church Road. Take the second right into Courtenay Road. Turn right at the cross roads continuing Courtenay Road. Take the second left into Courtenay Gardens.