



Knowles Hill, Newton Abbot

- Detached Family Home
- 4 Bedrooms
- Lounge & Kitchen / Diner
- Bathroom & Ground Floor W.C
- Garage & Off Road Parking
- Terrace & Deck With Panoramic Views
- Convenient & Popular Location
- Viewing Highly Recommended

Guide Price:

£390,000

Freehold

EPC: D56

34 Seymour Road, Newton Abbot, Devon, TQ12 2PU

A spacious detached family home occupying an enviable position within this favoured residential road and enjoying superb 180 degree views from The Moors, Kingsteignton, racecourse and beyond. This impressive and well presented home includes four bedrooms, a dual aspect lounge and a lovely modern fitted kitchen/dining room. Benefitting from gas central heating and double glazing the property also boasts a large decked area within the garden to take in the stunning views and a garage. Internal viewings come highly recommended to appreciate the sought after location, accommodation and views on offer.

Seymour Road is situated a short walk from the market town of Newton Abbot which offers a wide range of amenities including a high street with various shops, coffee shops and restaurants, primary and secondary schools and further education services, a leisure centre, a number of parks, hospital and out of town businesses and retail parks. For the commuters there is a bus station a mainline railway station with direct access to London Paddington, a bus station with timetabled bus routes throughout Teignbridge and Torbay, the A38 is approximately 3 miles away and links Plymouth and Exeter whilst the A380 dual carriageway is approximately 2 miles away and links Exeter with Torbay.

The Accommodation

A hardwood part obscure glazed entrance door leads to the hallway with tiled flooring, stairs to first floor and cupboard under. The cloakroom/wc also has tiled walls and flooring and a modern suite with low level wc and vanity wash basin. The lounge is dual aspect with window to side and French doors opening to front decked area enjoying the panoramic views on offer, oak flooring and spotlights. The kitchen/dining room is a lovely family area with two windows to front enjoying the fabulous views. The kitchen is fitted with an extensive range of black gloss fronted wall and base units with solid oak worktops and single drainer sink unit. Integrated appliances include oven, hob, microwave, fridge/freezer and dishwasher. Tiled flooring, wall lights and spotlights. Off of the kitchen there is a utility/porch with cupboard housing boiler, washing machine and tumble dryer along with a door to outside. Upstairs on the half landing is the bathroom which comprises a modern white suite with tiled walls and flooring and space for wall mounted tv and ceiling speaker. There are four bedrooms all of which face the front and enjoy the panoramic views.

Outside

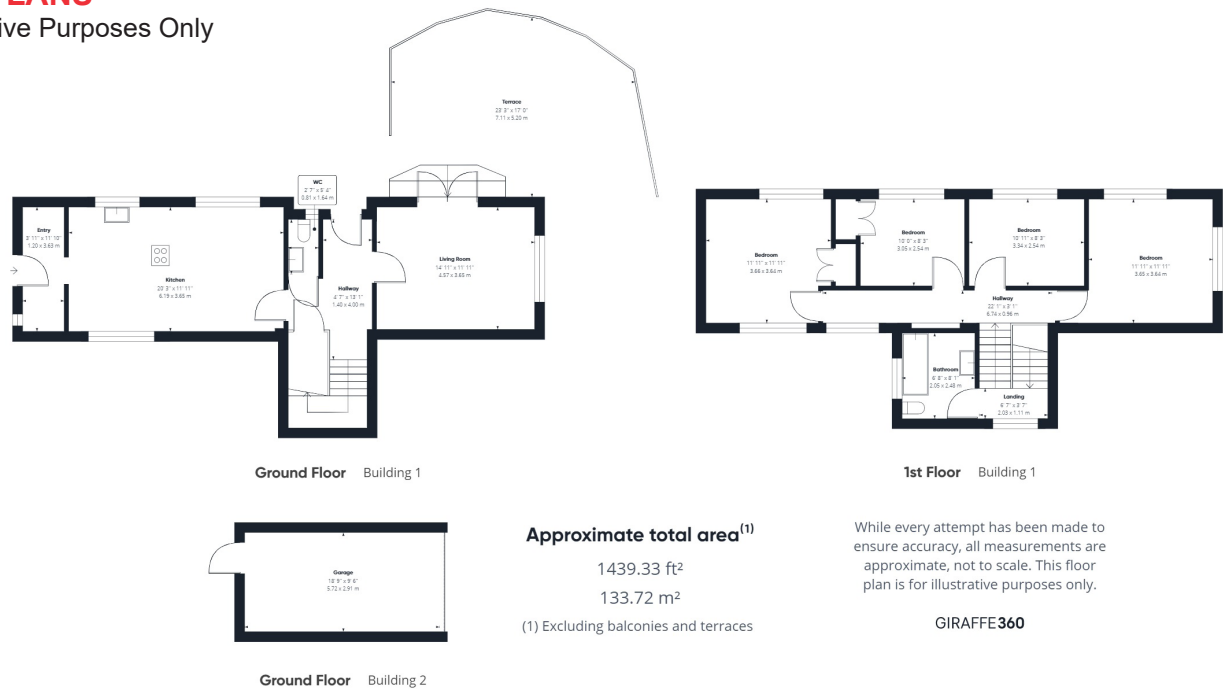
Gate and steps lead to the front door. The majority of the garden is to the front and comprises concrete patio area with mature shrubs and plants. Small lawned area. There is a very large decked patio enjoying the panoramic views and making a perfect area for relaxing or alfresco dining. There is access around both sides of the property with a small garden area which is mainly laid to lawn and timber shed.

Parking

To the front there is a driveway providing off road parking for one car leading to the garage. Garage with wooden up and over door and courtesy door to rear.

FLOOR PLANS

For Illustrative Purposes Only



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





Agents Notes

Tenure

Freehold

Services

Electric, mains gas, mains water and drainage.

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 Coast & Country office follow the Queen Street one way system. Turn right into Albany Street. Continue straight ahead into Cricketfield Road. Turn left at the traffic lights onto Halcyon Road. Turn right immediately after the next traffic lights into Abbotsbury Road. Turn right into Bury Road. At the T junction turn left and then immediately back on yourself into Seymour Road.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	56 d	
39-54	E		
21-38	F		
1-20	G		