



Newton Abbot

- Impressive Detached House
- 4 Bedrooms - master en suite
- Stunning Kitchen / Dining Room
- Conservatory
- Double Glazing & Gas Central Heating
- Superb Views
- Premier Location
- Viewing Highly Recommended

Guide Price:
£299,950
 Freehold

20 Windsor Close, Wolborough Hill, Newton Abbot, TQ12 1JB

A superb modern detached house which is a credit to the current owners being immaculately presented and with many admirable features.

Situated on the Newton Abbot side of Wolborough Hill the property commands some spectacular open views over much of Newton Abbot and beyond towards open countryside and parts of Dartmoor providing a dramatic backdrop. Wolborough Hill is widely regarded as Newton Abbot's premier area and Windsor Close is a cul-de-sac with No 20 in a tucked away position off a private drive.

The market town of Newton Abbot offers a wide range of amenities including a shopping precinct, primary and secondary schools, a cinema, leisure centre, various parks and public houses / restaurants. For the commuter the property is convenient for the A380 to Exeter and Plymouth and Newton Abbot railway station with its mainline links to London.

The Accommodation

Remodelled and much improved over recent times, the accommodation has to be seen to be fully appreciated. The ground floor has an impressive reception hallway with a cloakroom / w.c off and double doors opening to the lounge which is double aspect and enjoys the views, as does the separate study. The original kitchen and separate dining room have been knocked through to provide a stunning fashionable kitchen / diner with a sleek tiled floor throughout. There is plenty of space for a large table and the beautifully appointed kitchen has a comprehensive range of appliances, a breakfast bar and feature LED lighting. A delightful double glazed conservatory opens to the rear gardens and is accessed from the kitchen / diner.

Gardens

The rear garden is a delight, being surprisingly private and beautifully landscaped. There is also a summer house which enjoys some lovely views.

Parking

Integral double garage and double width driveway.

Ground Floor

Reception Hallway

Cloakroom / W.C

Lounge 18' 3" (5.57m) x 12' 1" (3.68m)

Study 7' 3" (2.2m) x 5' 8" (1.73m)

Kitchen / Diner 24' 3" (7.4m) x 12' 10" (3.9m) max

Conservatory 14' 9" (4.5m) x 11' 0" (3.36m)

First Floor

Landing

Bedroom 1 12' 6" (3.8m) x 10' 6" (3.2m)

En Suite Bathroom

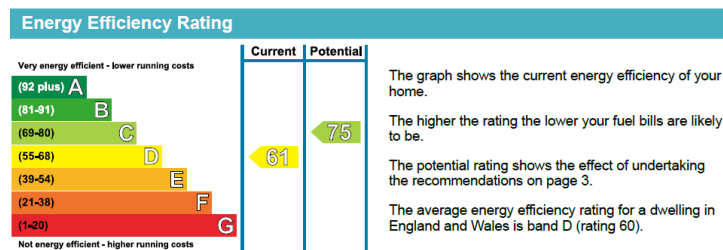
Bedroom 2 11' 10" (3.6m) x 10' 0" (3.04m)

Bedroom 3 12' 0" (3.67m) x 7' 1" (2.15m)

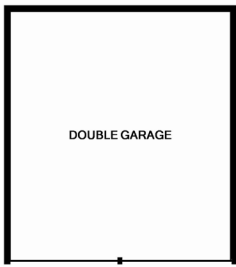
Bedroom 4 12' 4" (3.77m) x 7' 7" (2.32m)

Family Bathroom

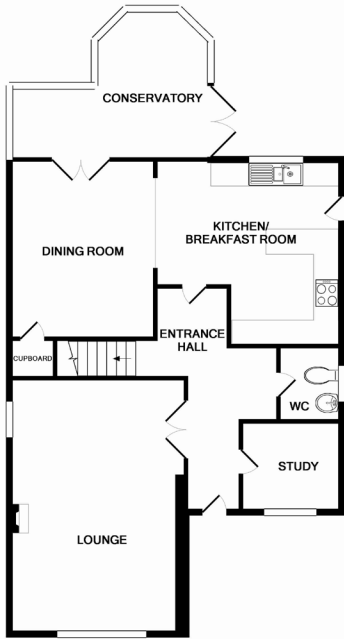
ENERGY PERFORMANCE RATING



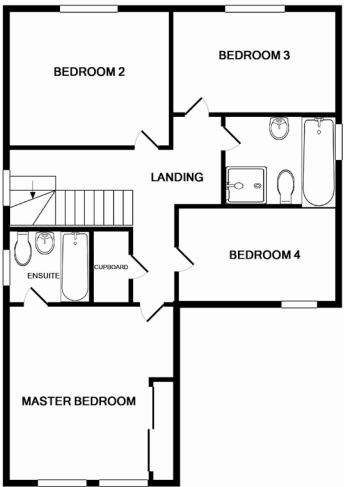
Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property 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 $\pm$ 0.1m



DOUBLE GARAGE



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 660 SQ.FT.
(61.3 SQ.M.)

FLOOR PLANS

For Illustrative Purposes Only

TOTAL APPROX. FLOOR AREA 1773 SQ.FT. (164.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 ©2016



Agents Notes

Tenure

Freehold

Services

Gas fired central heating. Mains electricity. Mains water with meter.
Mains drainage.

Local Authority

Teignbridge District Council

Council Tax

Band D

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

Directions

From the Penn Inn roundabout at Newton Abbot follow signs for Totnes, into East Street A381. Follow the road past the petrol station on the left and at the traffic lights turn left into Powderham Road. Follow the road up the hill and Windsor Close can be found at the end of the road.