



Coach Place, Newton Abbot, Devon

£465,000 freehold



SAMPLE MILLS & Co.



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Devon**

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Sample Mills & Co are pleased to offer this spacious 5 bedroom detached family home which enjoys a corner plot in a cul de sac location on the edge of Wolborough Hill. The property is conveniently located providing excellent access for the A380 and all local facilities to include shops, primary and secondary schools and the main rail line to London Paddington.

Internally, the accommodation comprises refitted kitchen/breakfast room, 2 reception rooms, guest bedroom with dressing room and en suite shower room/sauna, master bedroom with dressing room and en suite with Jacuzzi bath.

The property benefits from attractive mature landscaped gardens, which are well stocked with shrub borders and fruit trees.

The private rear garden enjoys distant views over the surrounding area, pathways and timber decking with awning over.

The side garden comprises lawn and mature shrubs. The front garden consists of flower beds and a wide tarmac driveway leading to an integral double garage with remote controlled up and over doors.



Entrance Hall

Staircase to first floor with under stairs recess and door to integral double garage.

Downstairs Cloakroom

Low level wc, pedestal wash hand basin and obscure window.

FIRST FLOOR

Lounge

Spacious lounge with leaded bay window with open outlooks. Inset living flame gas fire and timber surround. Double glazed patio door leading to rear garden.

Dining Room

Door to kitchen/breakfast room and double glazed patio door leading to rear garden.

Kitchen/Breakfast Room

Refitted range of matching base and wall and drawer units extending into peninsular bar. Single drainer sink unit. Built in electric fan assisted double oven, gas hob and extractor fan over. Plumbing for dishwasher. Concealed unit lighting. Ceramic tiled floor. Window overlooking rear garden. The Breakfast Room Area comprises tiled floor. Door to dining room. Double glazed patio door leading to rear garden.

Utility Room

Fitted with matching base and wall units. Inset sink unit. Space for washing machine, tumble dryer and fridge/freezer. Tiled floor. GCH boiler. Side aspect window.

Guest Bedroom Suite

Fitted beside cabinets, built in wardrobes and front aspect window.

Dressing Room

Leaded window, archway to master bedroom, built in wardrobes.

En Suite

Shower cubicle, wash hand basin vanity unit, wc, timber cladded sauna with light, tiled walls and side aspect obscure window.

SECOND FLOOR LANDING

Hatch to loft space via pull down ladder. Built in airing cupboard.

Master Bedroom Suite:

Dressing Room

Wardrobes and dresser unit, front aspect window enjoying open outlook. Archway to:

Bedroom

Fitted wardrobe. Front aspect window with open outlook.

En Suite

Refitted white suite comprising Jacuzzi bath, wash hand basin vanity unit, wc, corner shower cubicle with screen, heated towel rail, tiled walls, extractor fan, shaver socket, obscured window.

Bedroom 3

Fitted double wardrobes and matching chest of drawers. Rear aspect window.

Bedroom 4/Study

Fitted wardrobe, fitted drawer unit and study desk top rear aspect window.

Bedroom 5

Fitted wardrobe, fitted drawer unit and bedside cabinet. Rear aspect window.

Family Bathroom

Panelled bath with mixer tap and hand shower, wash hand basin, wc, tiled walls, extractor fan, obscure window.

Outside

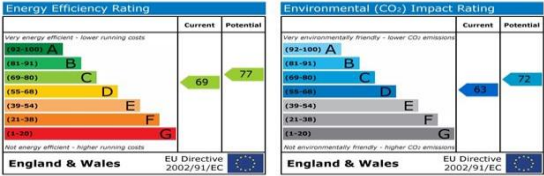
Integral Double Garage

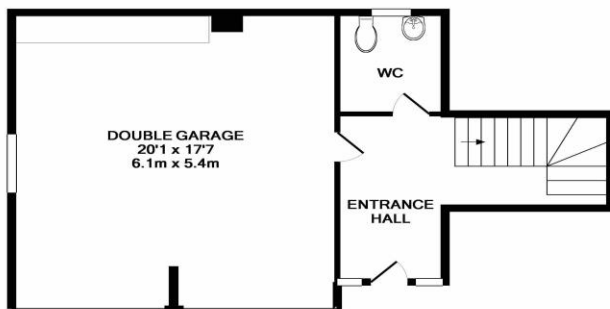
Two remote controlled up and over doors, power and light. Workshop space, side aspect window, door to entrance hall.

Wide tarmac driveway providing additional parking.

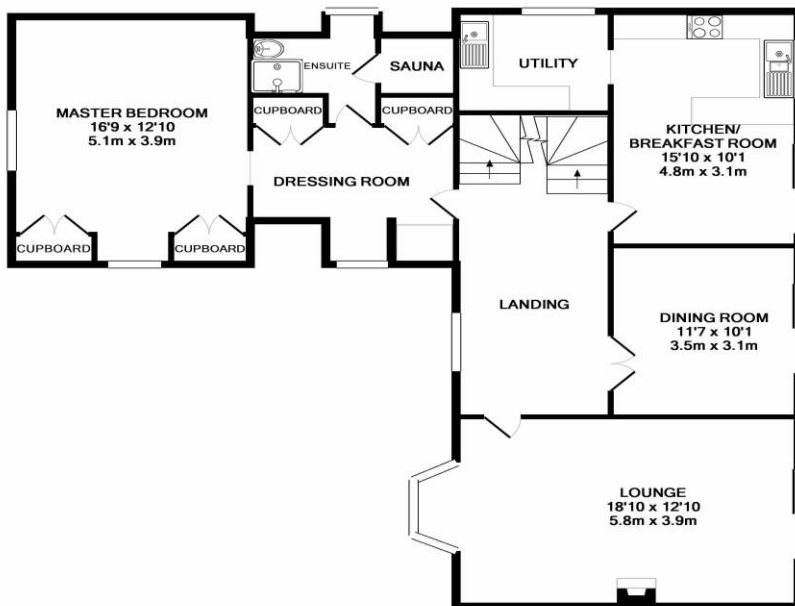
Gardens

The property benefits from mature attractive landscaped well stocked gardens enjoying a southerly aspect, with distant views over the surrounding area and privacy to the rear.

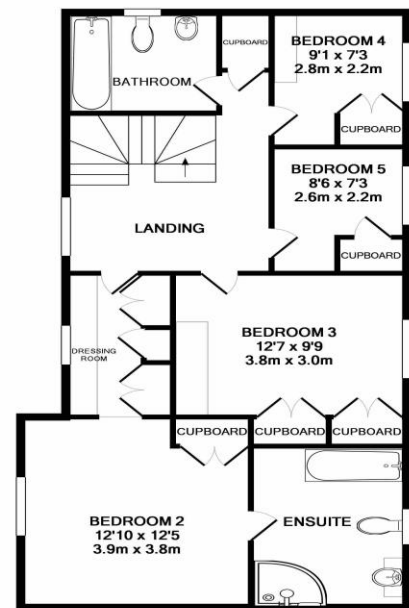




GROUND FLOOR
APPROX. FLOOR
AREA 47.4 SQ.M.
(511 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 105.0 SQ.M.
(1130 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 71.5 SQ.M.
(770 SQ.FT.)

TOTAL APPROX. FLOOR AREA 223.9 SQ.M. (2410 SQ.FT.)
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.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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