



**SAMPLE
MILLS**

**College Road
Wolborough Hill
Newton Abbot
Devon**

£525,000
FREEHOLD





**College Road, Wolborough Hill,
Newton Abbot, Devon**

£525,000 freehold

A 4 bedroom Detached Family Home situated in the sought after residential area of Wolborough Hill.

The property provides easy access for all local amenities, to include primary and secondary schools, shops, leisure centre and parks, together with mainline rail links to London Paddington, the A380 and the M5 motorway a short distance away.

The internal accommodation comprises entrance porch, entrance reception hall, cloakroom, study, 2 separate reception rooms, conservatory, kitchen and utility room on the ground floor. There are 4 bedrooms, master en suite and a separate family bathroom on the first floor.

The property benefits from a Detached Double Garage, off road parking, mature gardens to front, side and rear, gas central heating and double glazing.

The property is being sold with no onward chain and is ideal for purchasers looking for a family home in one of Newton Abbot's most sought after areas.



Hardwood double doors leading into **Entrance Porch**
Double glazed leaded light windows to side. Radiator. Coat hooks. Door opening into

Entrance Reception Hall

Staircase rising to the first floor. Coving to textured ceiling. Thermostat control for central heating. Radiator.

Cloakroom Double glazed leaded light window. Low level WC. Wash hand basin.

Study

Double glazed windows to front and side aspects. Radiator. Coving to textured ceiling. Understairs storage. Round porthole window.

Lounge

Feature inglenook style fireplace with brick surround and canopy over with fitted log burner effect gas fire. A triple aspect room with double glazed leaded light window to front aspect, double glazed window to side aspect and further double glazed bay window to rear aspect. Double opening doors to

Dining Room

Dado rail. Coving to textured ceiling. Ceiling rose. 2 ceiling lights. Wall mounted uplighters. Serving hatch to kitchen. Door back to Entrance Hall. Radiator. Double glazed patio doors opening onto the Conservatory.

Conservatory Double glazed door giving access onto the rear garden and patio.

Kitchen/Breakfast Room

Range of fitted base units with worktop surface areas. Serving hatch to Dining Room. One and a half bowl sink drainer unit with mixer tap over. Tiled walls. Built in double oven with storage cupboards above and below. Radiator. Matching range of wall mounted cupboards. Fitted halogen hob. Built in broom cupboard. Door through to

Utility Room

Fitted base unit with worktop surface over. Wall mounted cupboards. Wall mounted boiler. Double glazed door giving access onto the rear garden. Fitted spot lamps.

Landing

Dog-leg staircase rising to the Landing. Feature double glazed window to front aspect. Radiator. Access to loft space. Airing cupboard with hot water tank and fitted shelving.

Master Bedroom

Double glazed windows to rear aspect with pleasant views over the rear garden and beyond. Built in double wardrobes with storage cupboards above. Built in dressing table with storage cupboard above. Radiator. TV aerial point. Door to

En Suite Bathroom

Jacuzzi style corner bath. Low level WC. Vanity wash hand basin. Bidet. Built in shower cubicle. Tiled walls. Obscure double glazed window. Radiator. Kickspace heater. Extractor fan.

Bedroom 2

Double Glazed window to rear aspect. Radiator. Built in triple wardrobes with storage cupboards and fitted shelving.

Bedroom 3

Double glazed window to front aspect with pleasant far reaching views. Radiator. Built in wardrobes. Built in dressing table.

Bedroom 4

Double glazed window to rear aspect with pleasant views over the rear garden. Built in double wardrobes. Radiator.

Family Bathroom

3 piece suite comprising panelled bath with shower over, low level WC, wash hand basin with cupboards under. Extractor fan. Radiator. Obscure double glazed window. Vinyl flooring.

OUTSIDE

A private, double width tarmac driveway provides off road parking and leads to the Detached Double Garage which benefits from a work bench, power, light and overhead storage.

To the left of the driveway is a lawn and a useful, large paved area. The front garden incorporates a paved path leading to the front door with a lawned area with mature plants, trees and shrubbery. A side gate leads to a further garden area incorporating a large wooden shed and a bin store area. A further gate gives access to the rear garden.

The rear garden is of a larger than average size and includes a patio area off the conservatory, a generous sized lawn, and a range of mature plants, trees and shrubbery, including a mature flowering Wisteria and a Magnolia, enclosed by timber fencing, mature hedging and borders.

AGENTS NOTE: Council tax band: F (£2927.09 p/a).





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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2020 | www.houseviz.com

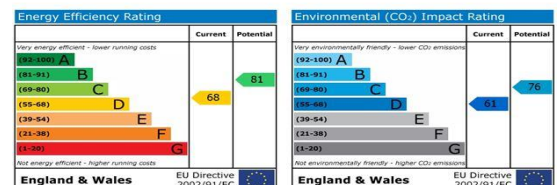
**SAMPLE
MILLS**

3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

[rightmove](#) [Zoopla.co.uk](#) [PrimeLocation.com](#)



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.

S712 Ravensworth 0191 917 9331