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THE AWARD WINNING ESTATE AGENTS

8, Whitehill Close

Freehold







8 Whitehill Close, Newton Abbot, TQ12 6QY

A stylish detached house located in one of the town's most exclusive addresses.

- Superb Detached House
- 3 Double Bedrooms (Master En-suite)
- Large Level Gardens
- Impressive Split-Level Reception Rooms
- Driveway & Double Garage
- Study/Bedroom 4
- Premier Cul-de-sac Location
- Large Modern Kitchen
- Central Heating & Double Glazing

On the market for what is thought to be only the second time in approximately 45 years, this superb detached house represents a rare opportunity for the discerning buyer. Standing in large level gardens, the rear offering an excellent level of privacy, the house is well set back from the road with a long driveway and double garage providing ample parking.

Whitehill Close is a small select cul-de-sac of detached houses, situated approximately half a mile from Newton Abbot's vibrant town centre with excellent range of shops, amenities and mainline railway station. For the commuter, access to the A38 Devon Expressway is around 3 miles' drive.

ACCOMMODATION

The accommodation is roomy and includes some lovely stylish features. The front door with twin side panels opens to a square hallway off which is a cloakroom/WC with recessed cupboard. The main reception area is large and split level; a few steps defining the lounge and dining areas. The lounge area has a vaulted ceiling and is triple aspect, including patio doors to the garden, whilst the dining area also has a patio door to outside and a wide turning staircase to the first floor with adjacent large feature window providing an abundance of natural light. A well-proportioned kitchen has a glazed door to outside and 2 windows overlooking the front. There is a comprehensive range of modern cabinets and extensive selection of appliances, all finished off with solid granite countertops. Also on the ground floor is a study which offers potential as a fourth bedroom.

On the first floor, a galleried landing with recessed airing cupboard provides access to 3 double bedrooms and a modern, fully-tiled family bathroom. The principle bedroom has a selection of fitted wardrobes and an up-to-the-minute fully-tiled en-suite shower room.

Ground Floor

Entrance Porch	
Cloaks/WC	
Sitting Room/Dining Room	27' 8" (8.43m) x 24' 7" (7.49m)
Study	8' 4" (2.54m) x 11' 2" (3.4m)
Kitchen/Breakfast Room	17' 2" (5.23m) x 10' 10" (3.3m)

First Floor

Bedroom 1	9' 11" (3.02m) x 16' 5" (5m)
En-suite Shower Room	
Bedroom 2	12' 4" (3.76m) x 11' 6" (3.51m)
Bedroom 3	8' 4" (2.54m) x 10' 6" (3.2m)
Bathroom	

GARDENS

A large, predominantly level plot mainly laid to lawn. The rear, fully-enclosed and offering an excellent level of privacy.

PARKING

A long, wide driveway and attached garage.

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. Rental valuations are only a guide and we suggest seeking advice from your rental agent.

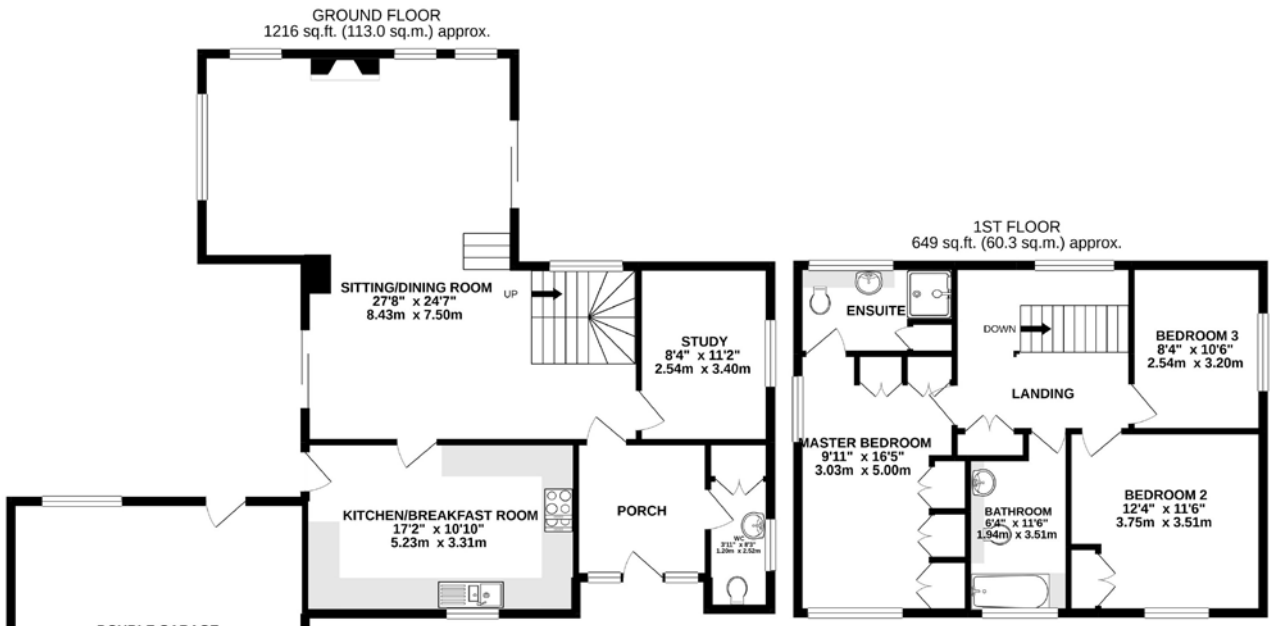












TOTAL FLOOR AREA : 1865 sq.ft. (173.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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AGENTS NOTES

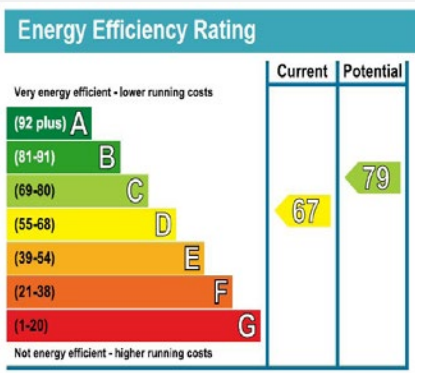
Tenure
Freehold

Local Authority
Teignbridge District Council.

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

DIRECTIONS

From the Coast & Country office (Queen Street) follow the one way system. Turn right into Albany Street. Straight ahead into Cricketfield Road. At the traffic lights turn right onto B3195 Halcyon Road. At the Balls Corner (B&Q) roundabout take the first exit onto Jetty marsh Road A383. At the next roundabout (Westgoulds) take the first exit. At the third roundabout (Churchills) take the second exit A382 Exeter Road. Take the first right into Whitehill Close.



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