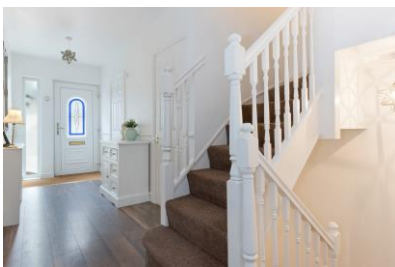




Highwood Grange, Wolborough Hill, Newton Abbot, Devon

£320,000 Freehold



SAMPLE MILLS & Co.



**Highwood Grange, Wolborough Hill,
Newton Abbot, Devon**

£320,000 Freehold

Situated in one of Newton Abbot's popular areas is this 5 bedroom period style Terraced Town House situated on the top of Wolborough Hill boasting superb far reaching views, with spacious family living accommodation. The property is built in the style of a Victorian Villa, yet has all the benefits of a modern property.

The property provides easy access for all local amenities, the town centre, the A38/M5 Motorway and mainline rail links to London Paddington. There are also pleasant countryside walks within close proximity to the property.

The accommodation is arranged over 4 levels and comprises large open plan kitchen/dining room, utility and cloakroom on the ground floor. The first floor comprises lounge with balcony and wrought iron staircase providing access down to the garden, and games room/study. The second floor comprises entrance hall, 2 bedrooms and shower room. The third floor comprises 3 bedrooms, the master having en-suite and built-in wardrobes, and a family bathroom. Further features of the property include gas central heating, double glazing, integral garage, off road parking and rear garden with outstanding views.

An internal viewing of this property is highly recommended.



GROUND FLOOR

Open Plan Kitchen/Living Room

Kitchen Area. Inset stainless steel 1½ bowl sink unit with mixer taps. Newly fitted kitchen comprising fitted matching wall and base units. Solid wood worktop surface areas. Tiled splash back. Built-in Bosch 5 ring gas hob with extractor hood above. Built-in matching electric double oven. Integrated fridge/freezer. Integrated dishwasher. Partly tiled walls. Hygena laminate flooring. uPVC double glazed windows overlooking the rear with far reaching views over towards Highweek Church, Newton Abbot and countryside beyond. Breakfast bar. Inset spot lights. uPVC half double glazed door to the rear garden. Opening through to :

Living Area

Double panelled radiator. TV point. 2 Built-in cupboards with fitted shelving over. Further dividing tiled recess. Inset spot lights. Hygena laminate flooring. uPVC double glazed French doors providing access to outside. Door through to inner hall.

Cloakroom & WC

Low flush suite. Wall mounted wash-hand basin.

Utility Room

Inset stainless steel single drainer sink units. Fitted wall and base units. Worktop surface. Plumbing for automatic washing machine. Space for further appliance. Partly tiled walls. Tilled floor. Double panelled radiator. Inset spot lights. Extractor. Staircase rising to:

FIRST FLOOR LANDING

Staircase rising to the second floor. Part glazed door opening through to :

Lounge

Double panelled radiator. TV point. Bio Ethanol fuel fire with wood effect tiles set within fireplace and incorporates display unit with cupboards below and log store. Inset spot lights. Double panelled radiator. uPVC double glazed windows with 2 aspects overlooking the rear enjoying far reaching views over towards Highweek Church and over to Knowles Hill and beyond. Wooden flooring. Part glazed double doors opening through to:

Games Room/Study

Wooden flooring. Double panelled radiator. Inset spot lights.

SECOND FLOOR LANDING

uPVC double glazed door with side screen providing access back to the front entrance. Courtesy door through to the garage. Staircase rising to third floor.

Shower Room and WC

Tiled shower cubicle with fitted shower. Wall mounted wash-hand basin with tiled splash back. Low level WC. Towel rail. Cupboard housing Baxi gas boiler for hot water and central heating system. uPVC double glazed window with extractor fan. Spot lights.

Bedroom 4

Double panelled radiator. uPVC double glazed doors onto Juliet balcony. Far reaching views over towards Highweek Church and countryside beyond. Inset spot lights.

Bedroom 5

Double panelled radiator. uPVC double glazed window overlooking the rear enjoying far reaching views over towards Highweek Church and countryside beyond.

THIRD FLOOR LANDING

Hatch to roof space.

Master Bedroom

2 Double panelled radiators. uPVC double glazed windows to front aspect. Built-in shelved wardrobe. Inset spot lights. Additional built-in shelved wardrobe. Door to:

En-suite

Tiled shower cubicle with fitted shower. Inset circular wash-hand basin with cupboard space and drawer space below and mixer taps. Low level WC. Extractor fan. Inset spot lights. Towel rail.

Bedroom 2

Double panelled radiator. Double glazed Velux window. Inset spot lights.

Bedroom 3

Double panelled radiator. Inset spot lights. Double glazed Velux window.

Bathroom and WC

Inset bath with shower. Inset wash-hand basin with cupboard space below. Low level WC. Partly tiled walls. Heated towel rail. Tiled flooring. Inset spot lights. Extractor fan.

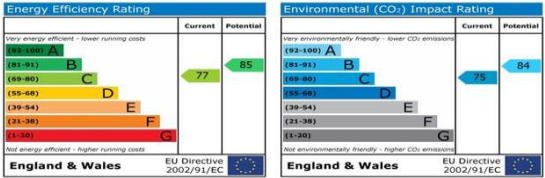
OUTSIDE

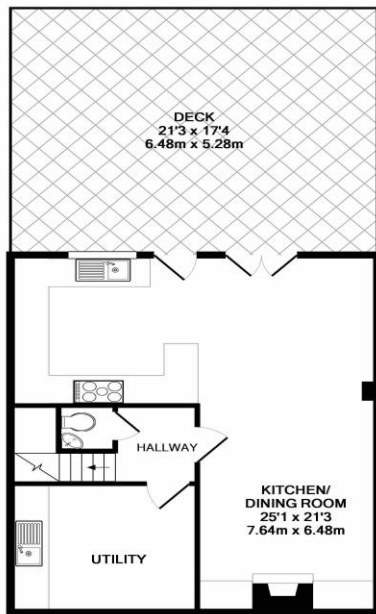
To the rear of the property, there is an area which is laid to decking with mature trees. There is also an outside tap, lighting and power. There is a wrought iron staircase that provides access down from the lounge. In addition, from the rear garden, there are outstanding views over Newton Abbot over towards Highweek down towards the open countryside beyond and over towards Kingsteignton and the racecourse, and further countryside beyond. There is an integral garage with metal up and over door, power and light. The house enjoys off road parking for several vehicles.

AGENTS NOTE:

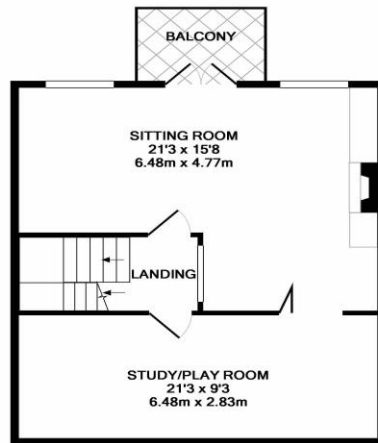
Council Tax: Band F - £2,688.91 (01/04/18 to 31/03/19)

Monthly maintenance charge £40.00 pcm.

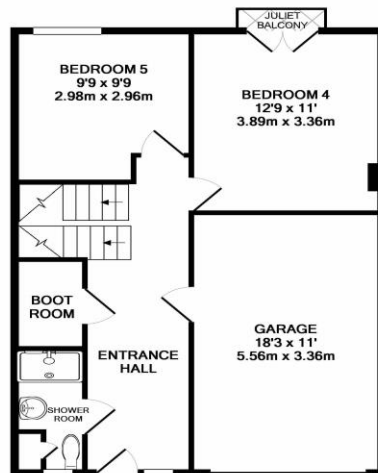




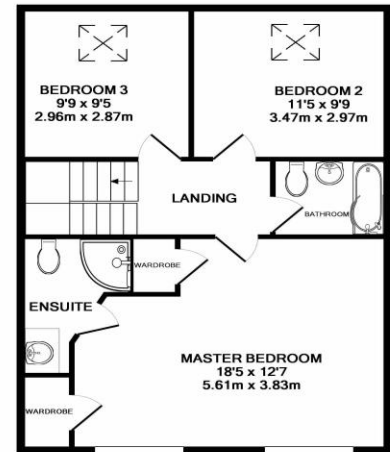
GROUND FLOOR
APPROX. FLOOR
AREA 532 SQ.FT.
(49.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 533 SQ.FT.
(49.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 658 SQ.FT.
(61.1 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 659 SQ.FT.
(61.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2381 SQ.FT. (221.2 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 ©2019

SAMPLE MILLS & Co.

www.samplemills.co.uk



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

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.

5712 Ravensworth 01670 713330