



Knowles Hill, Newton Abbot

- Spacious Victorian Terraced House
- 4 Bedrooms
- 2 Reception Rooms
- Charming Kitchen/Breakfast Room
- 2 Bath/ Shower Rooms
- Very Well Presented Throughout
- Off Road Parking
- Enclosed Rear Garden

Guide Price:

£290,000

Freehold

EPC: E52

15 Knowles Hill Road, Newton Abbot, TQ12 2PH

A superbly modernised and tastefully presented Victorian terraced family home with well-proportioned accommodation and situated in a highly desirable location. Having a light and airy feel, the property retains some lovely period features including beautiful original fireplaces, bay windows, wood flooring, picture rails and lofty ceilings. This stunning home boasts four bedrooms and two reception rooms along with gas central heating a decked garden and off road parking. Internal viewings are highly recommended to appreciate the characterful accommodation and convenient location on offer.

Knowles Hill Road is a highly sought-after and well established road in the desirable Abbotsbury area of Newton Abbot. Within walking distance of the town centre, this popular market town has an attractive mix of shops, cafes and restaurants and the house is also convenient for both primary and secondary schools and a leisure centre. For the commuter, the property is approximately 2 miles from the A380 to Torbay, with Exeter and the M5 beyond and a 10 minute walk from Newton Abbot's mainline railway station.

The Accommodation

The entrance porch has a decorative tiled floor and glazed door to a spacious hallway with wood flooring, stairs to the first floor and cloakroom/WC. There are two large reception rooms; sitting room with walk-in bay sash windows and beautiful marble fireplace with tiled insert, hearth and wood burner. The dining room is light and airy with another feature fireplace and large sash window to the rear. The kitchen/ breakfast room has a modern range of units with space for a range cooker and a useful utility room off. There is also a shower room on the ground floor. Upstairs off of the spacious landing there are 4 bedrooms, 3 of which have feature fireplaces and the master with a walk in bay window. There is also a modern bathroom with white suite.

Ground Floor

Entrance Porch	
Entrance Hallway	
Cloakroom/WC	
Sitting Room	15' 8" (4.78m) x 13' 11" (4.24m)
Dining Room	13' 11" (4.24m) x 11' 9" (3.58m)
Kitchen/ Breakfast Room	13' 5" (4.09m) x 9' 11" (3.02m)
Utility Room	12' 0" (3.66m) x 5' 7" (1.7m)
Shower Room	

First Floor

Landing	
Bedroom 1	16' 3" (4.95m) x 11' 8" (3.56m)
Bedroom 2	13' 5" (4.09m) x 12' 7" (3.84m)
Bedroom 3	10' 7" (3.23m) x 8' 4" (2.54m)
Bedroom 4	9' 1" (2.77m) x 7' 3" (2.21m)
Bathroom	

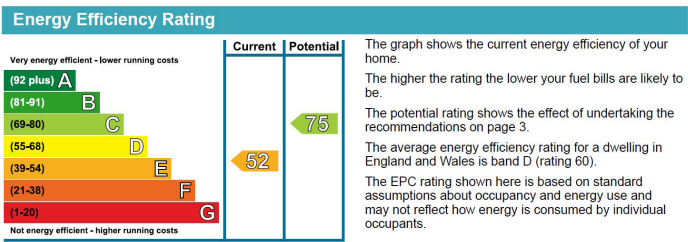
Outside

The rear is enclosed with timber decking, covered store and gate to rear service lane.

Parking

Outside to the front there is a gate and path to the front door and off road parking for one car.

ENERGY PERFORMANCE RATING

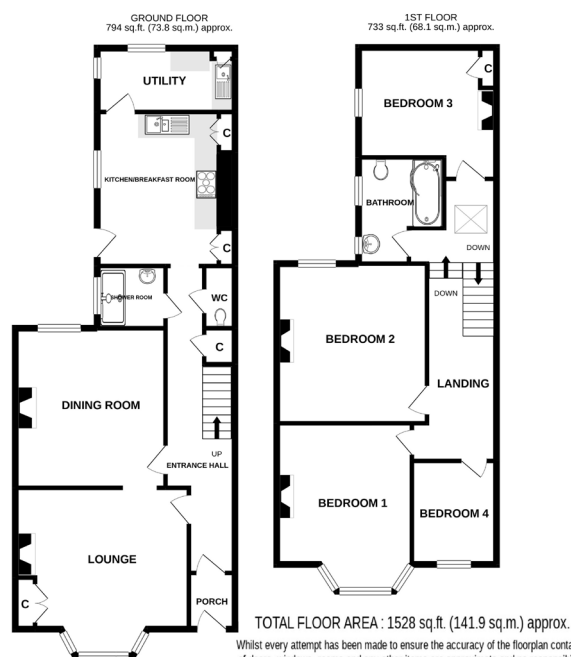


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FLOOR PLANS

For Illustrative Purposes Only



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

Services

Gas Central Heating. Mains Electricity. Mains Water. Mains drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently Band D

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

Directions

From the Coast & Country office follow the Queen Street one way system. Turn right take the first right into Albany Street. Continue straight ahead into Cricketfield Road. At the traffic lights turn left onto Halcyon Road. Continue straight ahead at the first set of traffic lights and turn right at the second set onto Highweek Street. Turn right by Newton Abbot College and then immediately left onto Knowles Hill Road.