





Holm Oak, 1 Coach Place, Newton Abbot, TQ12 1ES

A superior detached house offering versatile accommodation for the modern family

- Executive Detached Family Home
- Versatile 4 / 5 Bedroom Accommodation
- 2 En Suite Bathrooms
- 2 / 3 Reception Rooms
- Conservatory
- Comprehensively Fitted Kitchen / Breakfast Room
- Karndean flooring to most of the ground floor
- Double Garage & Driveway Parking
- Desirable Cul-De-Sac Address
- Convenient For Town Amenities & Transport Links

Holm Oak is an extremely spacious and well-presented executive style detached family home. Situated in the highly desirable and award winning Coach Place cul-de-sac development, the property enjoys a corner plot position on the edge of Wolborough Hill.

An open porch with entrance door leads to the reception hallway. The dual aspect lounge is a light and airy room and has a double glazed bay window to the front and another window to the side. There is a generously sized dining room with doors leading to an extremely spacious kitchen / breakfast room which is extensively fitted with integrated appliances. The kitchen / breakfast room opens up to the utility room with further units and a door to outside. The ground floor also boasts a modern shower room and sitting room / 5th bedroom which leads to a spacious conservatory with French doors overlooking the beautiful gardens. On the first floor there is a galleried landing with access to the four double bedrooms, all with fitted bedroom furniture. The master bedroom is extremely spacious and boasts an en-suite bathroom with Jacuzzi bath and separate shower cubicle. The third bedroom also benefits from a bathroom / WC. The main bathroom is equipped with twin wash basins, a bath and WC. Gas central heating and double glazing are installed, the majority of the windows on the front elevation having a decorative lead pattern.

Coach Place is a coveted cul-de-sac address at the foot of Wolborough Hill and with good access to the town, Ogwell and Decoy. The market town of Newton Abbot offers a wide range of shopping, business and leisure facilities, Decoy Country Park with its lake and pleasant walks is only about ¼ mile from Coach Place. The mainline railway station with direct links to London Paddington is within walking distance and the A380 dual carriageway to Torbay and Exeter with the M5 beyond is about ½ mile distance.

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.

ACCOMMODATION

Ground Floor

Entrance Hallway	
Lounge	20' 3" (6.17m) x 13' 3" (4.04m)
Dining Room	11' 7" (3.53m) x 10' 3" (3.12m)
Shower Room	
Sitting Room / 5th Bedroom	11' 7" (3.53m) x 9' 0" (2.74m)
Conservatory	12' 4" (3.76m) x 10' 8" (3.25m)
Kitchen / Breakfast Room	13' 8" (4.17m) x 11' 6" (3.51m)
Utility Room	11' 6" (3.51m) x 6' 4" (1.93m)

First Floor

Landing	
Bedroom 1	12' 9" (3.89m) x 10' 6" (3.2m)
En Suite Bath / Shower Room	10' 6" (3.2m) x 8' 7" (2.62m)
Bedroom 2	13' 3" (4.04m) x 12' 4" (3.76m)
Bedroom 3	11' 7" (3.53m) x 9' 5" (2.87m)
En Suite Shower Room	
Bedroom 4	11' 10" (3.61m) x 9' 9" (2.97m)
Bathroom / W.C	

OUTSIDE

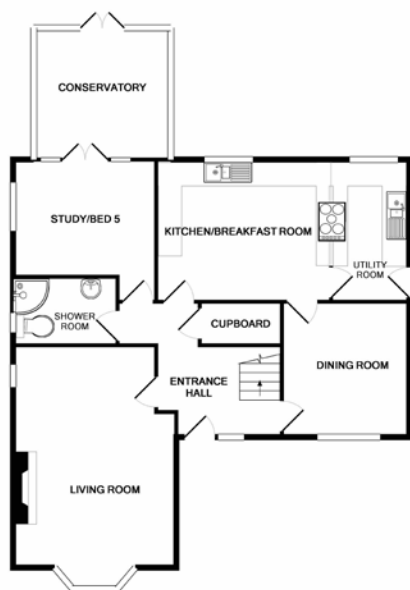
Outside Holm Oak occupies a corner plot and the gardens are extremely well-maintained, To the front the garden has three well-tended lawn area with shrub borders and a gated pathway to the side. The rear garden also has a neatly tended lawn landscaped with a variety of shrubs and flowers.

PARKING

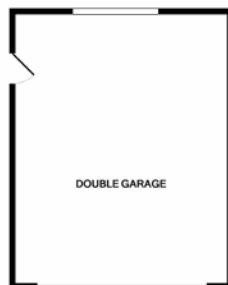
Double width driveway leading to a detached double garage with electronic remote control door, window to the rear and courtesy door to the garden.

Double Garage 22' 7" (6.88m) x 17' 9" (5.41m)

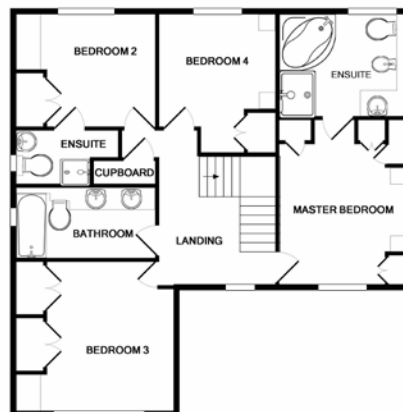




GROUND FLOOR
APPROX. FLOOR
AREA 1395 SQ.FT.
(129.6 SQ.M.)



DOUBLE GARAGE



1ST FLOOR
APPROX. FLOOR
AREA 862 SQ.FT.
(80.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2257 SQ.FT. (209.7 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.
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AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council - Band G

Viewings

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

DIRECTIONS

From the Penn Inn roundabout at Newton Abbot keep in lane for A381 for Totnes / Town Centre. Turn left into Forde Park. At the junction at the end of the road continue straight ahead into Coach Road. Coach Place can be found on the right hand side just opposite the park.

