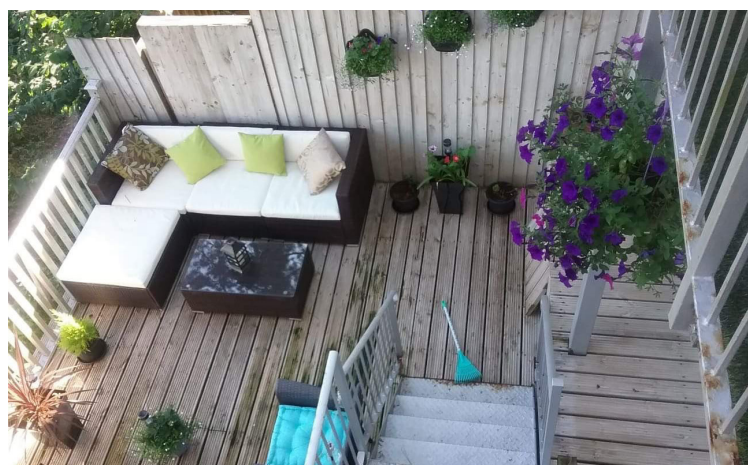




Wolborough Hill, Newton Abbot

- Spacious Mid-Terraced House
- 5 Bedrooms (Master En-suite)
- Stylish Open Plan Living Space
- Modern Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- Driveway & Integral Garage
- Rear Terrace
- Highly Sought-After Location

Asking Price:

£310,000

Freehold

EPC: C78

8 Highwood Grange, Newton Abbot, TQ12 1QS

A superbly presented and incredibly spacious family home enjoying excellent panoramic views and situated in a select cul de sac location within Wolborough Hill. The versatile accommodation is arranged over four floors and offers five bedrooms – master en-suite, two reception rooms and comprehensively fitted kitchen. Gas central heating and double glazing are installed and outside there is a decked patio area, garage and driveway parking. Internal viewings are a must to appreciate the spacious accommodation and views this stunning home offers.

Highwood Grange is a small and exclusive cul-de-sac within the sought after Wolborough Hill area of Newton Abbot. Wolborough Hill is regarded as the premier address within Newton Abbot. The town centre has a wide range of amenities including supermarkets, schools, hospital, cinema and a variety of shops, restaurants, bistros and coffee bars. Forde Park and Decoy Park with its lake and woodland walks are approximately ½ a mile away. For commuters the mainline railway station is within walking distance and the A380 linking Torbay with Exeter and the M5 beyond is approximately 1 mile away.

The Accommodation

The entrance hallway is at the second floor level and has wood effect flooring, large storage cupboard, courtesy door to garage and stairs to first floor and third floor. On this floor there are two double bedrooms, one of which has French doors leading to a Juliet balcony and there is also a shower room. The third floor comprises a large master bedroom with built in wardrobe and an en-suite shower room. There are two further bedrooms with Velux windows and a bathroom on this floor. On the first floor there is a spacious, light and airy lounge/kitchen/dining room which is u-shaped. The kitchen area is extensively fitted with a modern range of units and an integrated oven and hob. The kitchen opens into the dining room which in turn leads to the lounge with French doors leading to the decked area and enjoying the wide sweeping views over the town and towards Dartmoor. The ground floor has a utility room and a further reception room which can suit a variety of uses either as a second lounge, games room or home office/studio. This room also enjoys the wide sweeping views with door to the decked area.

Ground Floor

Entrance Hallway

Shower Room

Garage 18' 4" (5.59m) x 10' 7" (3.23m)

Bedroom 2 12' 9" (3.89m) x 10' 11" (3.33m)

Bedroom 5 9' 9" (2.97m) x 9' 8" (2.95m)

First Floor

Landing

Bedroom 1 18' 4" (5.59m) x 12' 7" (3.84m)

En-suite Shower Room

Bathroom

Bedroom 4 10' 2" (3.1m) x 9' 8" (2.95m)

Bedroom 3 10' 6" (3.2m) x 9' 8" (2.95m)

Lower Ground Floor

Kitchen Area 21' 2" (6.45m) x 9' 3" (2.82m)

Lounge/Diner 21' 2" (6.45m) x 16' 2" (4.93m)

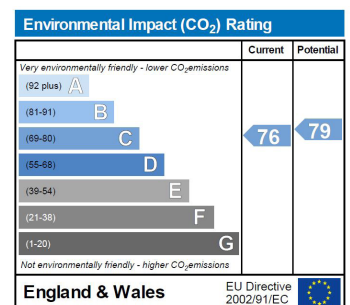
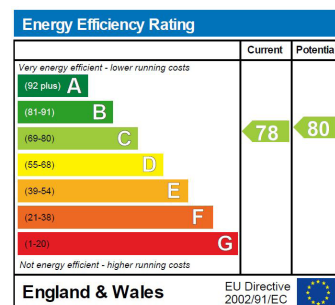
Outside

There is a pleasant decked area to the rear.

Parking

To the front of the property there is a driveway leading to an integral garage (18' 4" (5.59m) x 10' 7" (3.23m)).

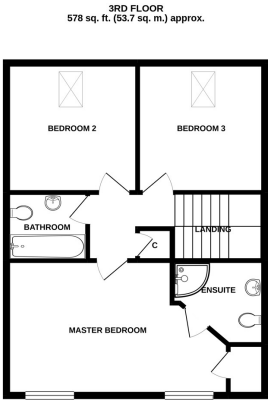
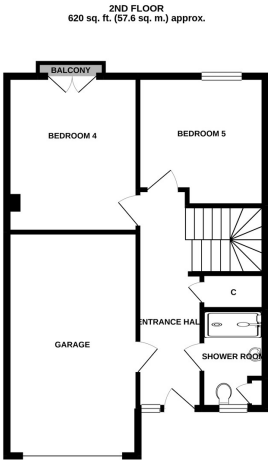
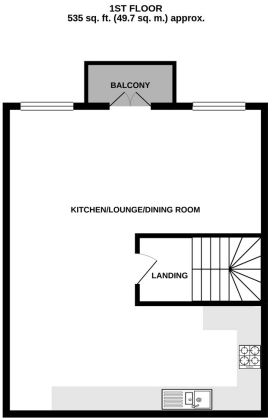
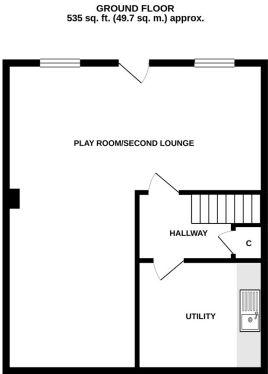
ENERGY PERFORMANCE RATING



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



FLOOR PLANS
For Illustrative Purposes Only



TOTAL FLOOR AREA : 2268 sq. ft. (210.7 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.

Made with Metropix ©2019



Agents Notes

Tenure

Freehold

Services

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

Local Authority

Teignbridge District Council

Charges

Council Tax: Currently Band F

Maintenance Charge: £52 per month.

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

Directions

From the Penn Inn roundabout at Newton Abbot heading for Newton Abbot town centre (A381). At the brow of the hill turn left into Church Road. Take the 2nd right into Courtenay Road. Take the first right (cross roads) into Mount Pleasant Road then follow the road up and around to the right as it becomes South Road. Stay on South Road (right hand fork) and take the first right into Hill Road. Follow the road right to the end and turn left onto Courtenay Road, then take the first right into Highwood Grange.