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THE AWARD WINNING
ESTATE AGENTS

1, Belvedere Road

Freehold

1 Belvedere Road, Newton Abbot, Devon, TQ12 1QJ

Superb extended family home in a desirable location with a wonderful rear garden.

- Semi-Detached Family House
- 4 Bedrooms
- 2 Reception Rooms
- 23ft Kitchen / Diner
- Contemporary Bathroom
- Double Glazed Windows & Gas Central Heating
- Superb Enclosed Rear Garden
- Driveway Parking
- Sought After Cul-De-Sac
- Close To Open Countryside

Located in a small and highly coveted cul-de-sac this smartly presented semi-detached house offers well-planned extended accommodation, perfect for family living. Occupying a good sized plot the property has parking to the front and a surprisingly large garden at the rear, complete with workshop / store, which enjoys a high level of privacy.

Inside the house has a light and airy feel. The ground floor offers a degree of fashionable open plan living with an impressive farmhouse style eat-in kitchen flowing into a cosy sitting room with wood burner, both having doors to the rear garden. There is also a further reception room overlooking the front aspect. A picture window on the first floor landing floods the area and hallway below with natural light, the landing itself providing access to four bedrooms and superb bathroom with separate shower cabinet, contemporary fitments and Travertine tiles on the walls.

Belvedere Road is located on the rural edge of the sought after Highweek area and is close to some lovely countryside walks. Newton Abbot's vibrant town centre with its excellent range of shopping, business and leisure facilities is approximately 1 mile away.

ACCOMMODATION

Ground Floor

Entrance Hallway	
Lounge	12' 10" (3.92m) x 10' 10" (3.29m)
Sitting Room	17' 2" (5.22m) x 10' 11" (3.32m) narrowing to 7' 3" (2.2m)
Kitchen / Diner	23' 4" (7.12m) x 10' 3" (3.12m)

First Floor

Landing	
Bedroom 1	16' 7" (5.05m) x 10' 4" (3.16m)
Bedroom 2	13' 0" (3.96m) x 10' 10" (3.31m)
Bedroom 3	11' 0" (3.35m) x 10' 10" (3.31m)
Bedroom 4	8' 10" (2.7m) x 6' 0" (1.83m)
Bathroom	

OUTSIDE

Wonderful fully enclosed plot with side pathway. The rear garden is of considerable size being mainly laid to lawn with patio and workshop / store / utility. Well-screened and offering excellent privacy.

PARKING

Driveway parking to the front of the house.

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.

GROUND FLOOR

1ST FLOOR

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

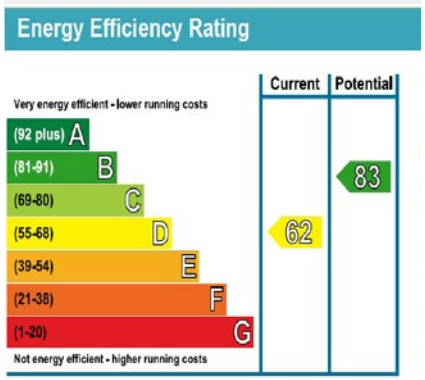
Tenure
Freehold

Local Authority
Teignbridge District Council- Band C

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

DIRECTIONS

From the Knowles Hill roundabout at Newton Abbot take the A383 Ashburton Road ,passing Coombeshead Academy on the right. Take the 8th turning on the right into Mile End Road. Take the third left into Howton Road. Take the first right into Belvedere Road.



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78 Queen Street, Newton Abbot, Devon, TQ12 2ER
Tel: **01626 366966** Email: **sales@cacia.co.uk**