

**SAMPLE
MILLS**



**Courtenay Gardens
Wolborough Hill
Newton Abbot
Devon**

£375,000

FREEHOLD





Courtenay Gardens, Wolborough Hill, Newton Abbot, Devon

£375,000 freehold

This extended 4 bedroom detached family home is situated in the ever popular area of Wolborough Hill, close to walks and gaining easy access into Newton Abbot town centre with its range of facilities including schools, shops, doctors, dentists, library, cinema, pubs and restaurants, A380, A38 and the main rail line to London Paddington, which runs daily.

The accommodation comprises entrance hall, downstairs cloakroom, 'L' shaped lounge/diner, extended reception room, office and a kitchen/breakfast room. On the first floor, there are 4 bedrooms and a bathroom and w/c.

Other features include gas central heating, uPVC double glazing, gardens front and rear, and a garage plus off road parking.



uPVC part double glazed door opening through to:

Entrance Hall

uPVC double glazed windows to the front and side. Understairs storage cupboard. Laminate flooring. Single panelled radiator. Central heating thermostat. Telephone point. Staircase rising to first floor. Door to:

Cloakroom

Low flush suite. Wall mounted wash-hand basin with tiled splashback. Obscure uPVC double glazed window. Laminate flooring.

'L' Shaped Lounge/Diner – 5.72m x 5.28m (18'9" x 17'4")

Feature log effect fitted gas fire set within stone fireplace on hearth. TV point. Three radiators. uPVC double glazed window to two aspects overlooking the front and rear. Coving to ceiling. uPVC double glazed double doors providing access to the rear garden. Door through to:

Reception Room 2/Family Room – 6.58m x 2.92m (21'7" x 9'7")

Two double panelled radiators. uPVC double glazed window to two aspects overlooking the front and side. Fitted bookcase. Door through to:

Study – 2.95m x 2.92m (9'8" x 9'7")

Double panelled radiator. uPVC double glazed window overlooking the rear. Coving to ceiling. Wall light point. uPVC half double glazed door to the rear garden.

Kitchen – 3.66m x 2.67m (12'0" x 8'9")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring Neff gas hob with extractor hood above. Built-in electric Neff oven. Plumbing for washing machine. Space for fridge/freezer. Single panelled radiator. Tiled floor. uPVC double glazed window to the rear aspect. Partly tiled walls. Inset spotlights. Opening through to:

Breakfast Room – 3.73m x 2.29m (12'3" x 7'6")

Fitted wall and base units. Worktop surface area. Tiled floor. Single panelled radiator. uPVC double glazed window overlooking the side garden. uPVC half double glazed door providing access back to the front.

First Floor Landing

Hatch to the roof space. Built-in shelved airing cupboard housing tank with immersion, gas boiler for hot water and central heating system with digital timer control box.

Bedroom 1 – 3.99m x 2.79m (13'1" x 9'2")

Single panelled radiator. uPVC double glazed window overlooking the rear enjoying distant countryside views. Built-in shelved wardrobe.

Bedroom 2 – 3.18m x 2.62m (10'5" x 8'7")

Single panelled radiator. Fitted wardrobes. uPVC double glazed windows enjoying similar views to that of bedroom 1.

Bedroom 3 – 2.57m x 2.36m (8'5" x 7'9")

Single panelled radiator. Telephone point. uPVC double glazed window overlooking the rear garden.

Bedroom 4 – 3.40m x 2.44m (11'2" x 8'0")

Single panelled radiator. Fitted wardrobes with bridging units over. uPVC double glazed window to rear aspect.

Bathroom

Panelled bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Heated towel rail. Partly tiled walls. Obscure uPVC double glazed window. Spotlight points.

Outside

To the front of the property, is a garden laid to lawn with borders having various bushes and plants. There is a side gate providing access to an area which is paved and laid to patio, which sweeps round to a garden predominately laid to lawn, with a paved area and steps up to a garden laid to lawn and rockery stocked with various bushes, shrubs and plants, and there is also a garden shed and a garage plus off road parking.

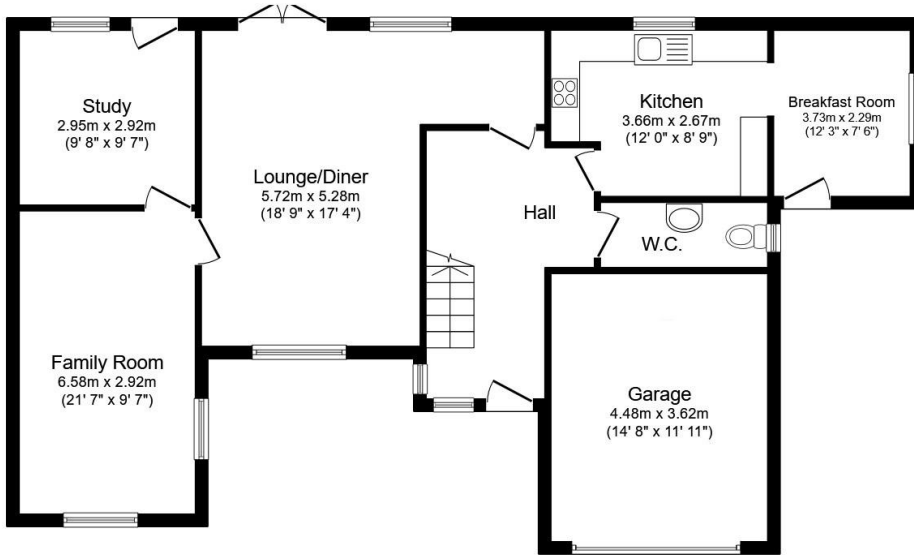
Agent's Note

Council Tax Band: 'E' £3318.06 for 2026/27

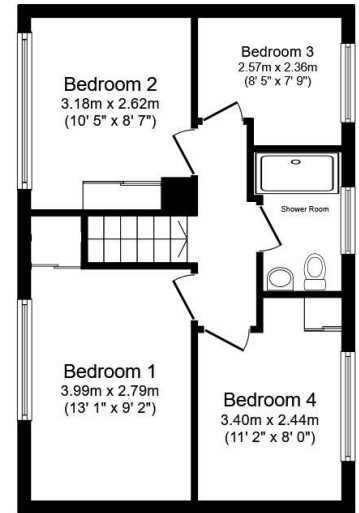
EPC Rating: 'D'

Long Term Flood Risk: Very Low





Ground Floor
Floor area 94.7 sq.m. (1,019 sq.ft.)



First Floor
Floor area 42.1 sq.m. (454 sq.ft.)

Total floor area: 136.8 sq.m. (1,473 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.