



Knowles Hill, Newton Abbot

- Semi-Detached Family Home
- 5 Bedrooms (2 en suite)
- Spacious Living Room
- Contemporary Kitchen / Diner
- Central Heating & Double Glazing
- Enclosed Garden & Timber Cabin
- Garage & Driveway Parking
- Convenient For Town Centre

Asking Price:
£399,950
 Freehold
 EPC: F38

The Old Coach House, Knowles Hill Road, Newton Abbot, TQ12 PW

An individual and spacious semi-detached family home, enjoying views over the town and offering versatile accommodation. The property is well presented throughout and offers four/five bedrooms (master en-suite), an expansive lounge and a generous, extensively fitted kitchen/dining room. Outside there is ample driveway parking, a larger than average single garage/workshop and a lovely enclosed private level garden with a timber cabin, which would suit a variety of uses as either ancillary accommodation (subject to the necessary consents) or as a home office. Viewing of this unique property is highly recommended.

Situated in a quiet, exclusive cul-de-sac on Knowles Hill, within walking distance of the town centre. Newton Abbot is a popular market town with 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 linking Torbay with Exeter and the M5 beyond and is also a 10 minute walk from Newton Abbot's mainline railway station.

The Accommodation

The entrance door and staircase lead to the ground floor hall which is spacious and light with a large window enjoying views over the town. The kitchen/dining room is triple aspect making it a light and airy room with porcelain tiled flooring and an extensive range of white high gloss units with granite effect worktops and integrated appliances including a built in oven, hob, microwave, dishwasher and a breakfast bar in addition to space for a dining table and chairs. Also on this floor there is a cloakroom/wc, four bedrooms, one of which has an en-suite shower room and a family bathroom. The top floor galleried landing leads to a further cloakroom/wc, study and the master bedroom which is a particular feature being very spacious, triple aspect with a vaulted ceiling and enjoying views over the town. This bedroom boasts an elegant shower room en-suite. Finally there is an impressively sized lounge with vaulted ceiling, wooden flooring and two large windows enjoying stunning views over the town.

Ground Floor

Entrance Hallway

First Floor

Landing

Kitchen / Dining Room	26' 3" (8m) x 9' 9" (2.97m)
Bedroom 2	13' 9" (4.19m) x 11' 6" (3.51m)
En Suite Shower Room	
Bedroom 3	13' 10" (4.22m) x 10' 4" (3.15m)
Bedroom 4	11' 1" (3.38m) x 9' 9" (2.97m)
Bedroom 5	15' 0" (4.57m) x 7' 3" (2.21m)
Bathroom	
Separate / W.C	

Second Floor

Landing

Cloakroom / W.C

Lounge 25' 6" (7.77m) x 16' 3" (4.95m)

Study 9' 10" (3m) x 8' 9" (2.67m)

Master Bedroom 26' 6" (8.08m) max x 13' 4" (4.06m)

En Suite Shower Room

Gardens

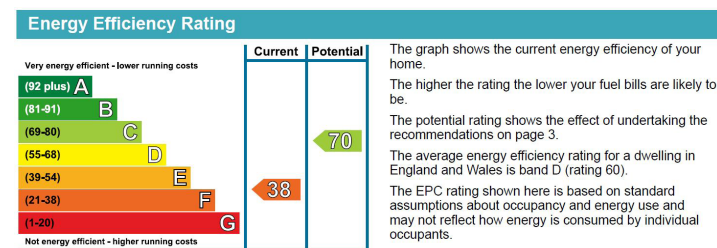
The rear garden comprises of a courtyard accessed off of the kitchen with a gate to the rear field where there is alternative access. From the courtyard there is a gate leading to an enclosed and private level garden mainly laid to lawn with well stocked border which makes an ideal area for enjoying the sunshine. There is also a timber cabin comprising living area, shower room and a mezzanine level. The cabin will make ideal ancillary accommodation (subject to the necessary consents) or as a home office/treatment room.

Parking

There is a gate and brick paved driveway to the front which provides ample off road parking and leads to the garage/workshop with remote roller door and utility area to side.

Garage 21' 5" (6.53m) x 14' 0" (4.27m)

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 $\pm 0.1m$



FLOOR PLANS

For Illustrative Purposes Only



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plans, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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

Solid Fuel Central Heating. Mains Electricity. Mains Water. Mains drainage.

This property is fitted with solar panels. Further details available on request.

Local Authority

Teignbridge District Council

Council Tax

Currently Band E

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.