

SAMPLE MILLS & Co.

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Courtenay Road
Wolborough Hill
Newton Abbot

Price **£495,000**

www.samplemills.co.uk

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ABOUT THE PROPERTY:

An imposing 5 Bedroom Victorian Villa situated in the sought after location of Wolborough Hill boasting many original features throughout to include high ceilings, high skirtings, shuttered windows, etc.

The spacious living accommodation comprises a large Entrance Hall with Principle Lounge off fitted with an open marble fireplace and giving access to the Orangery which overlooks the gardens, Kitchen/Breakfast Room with Aga, 5 Double Bedrooms laid over 2 levels, one with En Suite and a large Family Bathroom.

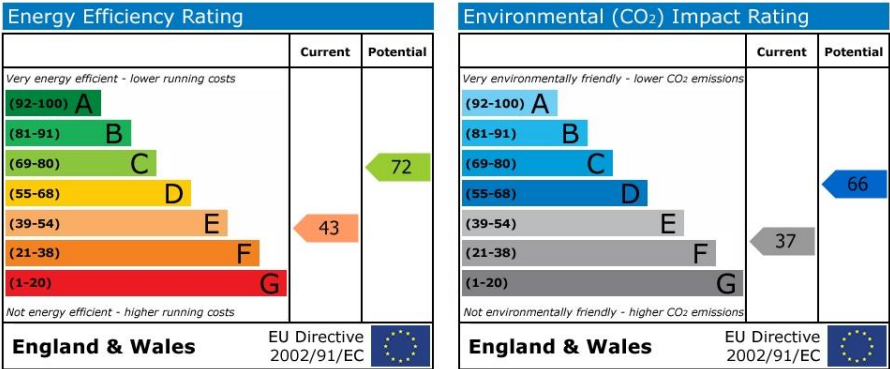
The property benefits from excellent views towards the Teign Estuary and surrounding area, generous sized gardens, off road parking and 5 Cellar Rooms on the Lower Ground Floor, which subject to Planning Consents be converted to further living accommodation if required. An internal viewing is highly recommended.

Directions

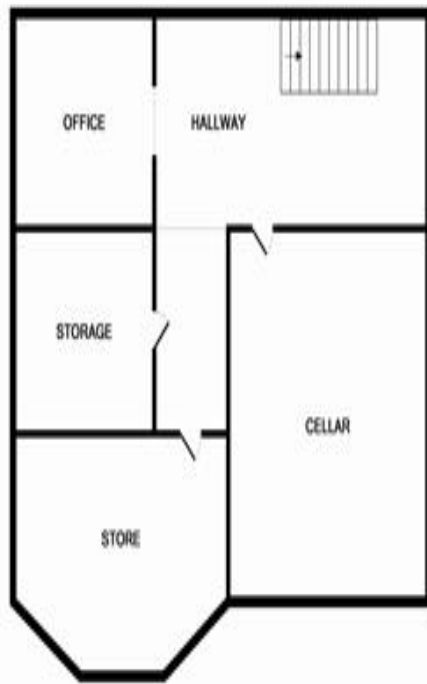
From our Newton Abbot office continue onto East Street turning right into Powderham Road. Continue to the top of Powderham Road and turn left onto Courtenay Road. Proceed along to almost the end of Courtenay Road where you will see a number 5 on the wall and a plaque stating 'St Michaels' on your right hand side. No. 1 is the first property along.

Disclaimer

These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for your cooperation.







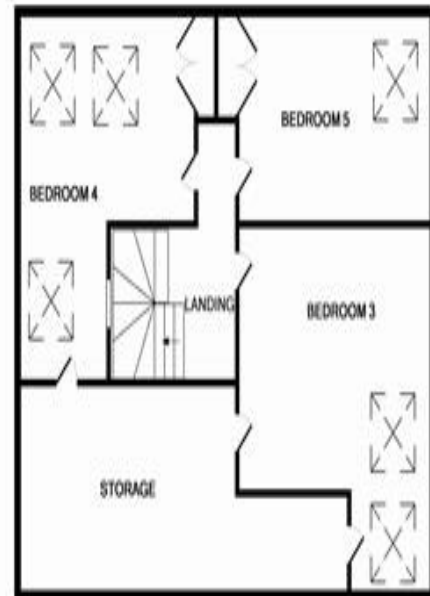
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 809 SQ.FT.
(75.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 799 SQ.FT.
(74.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1043 SQ.FT.
(96.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 769 SQ.FT.
(71.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 3420 SQ.FT. (317.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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