





The Cedars, 2 Coach Road, Newton Abbot, TQ12 1EW

Victorian family home with lovely grounds and views, situated in a preferred location.

- Extended Victorian home
- 4 Bedrooms, 1 Ensuite
- 3 Receptions and Conservatory
- Kitchen with AGA
- Cloakroom and storage
- Spacious versatile accommodation
- Gated entrance and sweeping drive
- Ample parking and double car port
- Attractive grounds with mature trees, lawn and patio
- Convenient location in sought after area

ACCOMMODATION

Ground Floor

Porch	
Hallway	
W.C	5' 8" (1.72m) x 5' 1" (1.54m)
Study	15' 6" (4.72m) x 12' 6" (3.81m)
Kitchen / Breakfast Room	14' 1" (4.28m) x 10' 2" (3.11m)
Rear Porch	
Lounge / Dining Room	26' 5" (8.06m) x 14' 6" (4.42m)
Store	
Conservatory	14' 7" (4.44m) x 11' 8" (3.56m)
Sitting Room	20' 8" (6.3m) x 13' 7" (4.14m)
Wet Room	8' 2" (2.5m) x 6' 8" (2.02m)

First Floor

Landing	
Bedroom 4	14' 11" (4.54m) x 10' 1" (3.08m)
Hallway	
Bedroom 2	17' 7" (5.37m) x 10' 11" (3.33m)
Bedroom 3	14' 5" (4.39m) x 11' 11" (3.64m)
Master Bedroom	14' 2" (4.33m) x 13' 7" (4.14m)
En Suite Shower Room	7' 3" (2.2m) x 5' 3" (1.6m)
Balcony	
Hallway	
Bathroom	10' 9" (3.28m) x 10' 8" (3.26m)
Separate W.C	

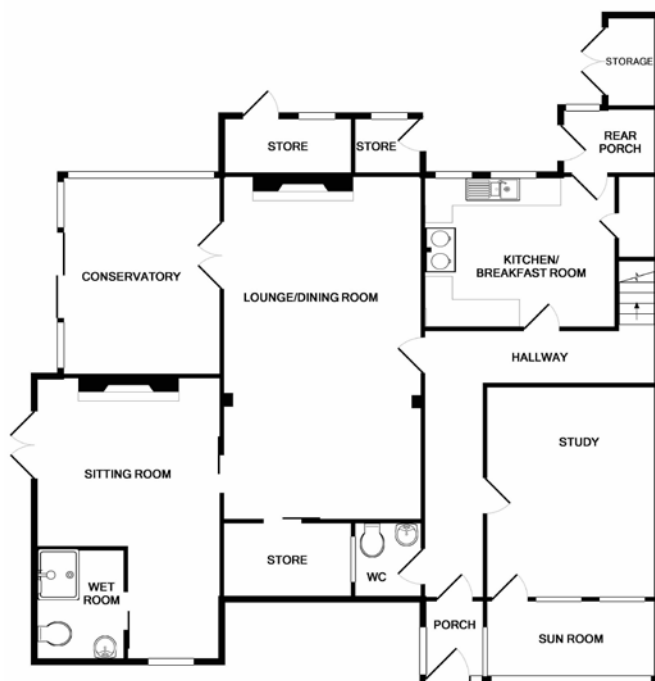
This imposing Victorian home is situated in one of Newton Abbot's premier residential areas, offering easy access to the amenities of the town centre and mainline railway station. The gated entrance provides access to the drive which sweeps around the attractive grounds. The grounds feature a substantial area of near level lawn, borders with a range of mature shrubs, specimen trees which afford a high level of privacy and patio areas. Many parts of the garden enjoy a panoramic vista of the countryside surrounding Newton Abbot and the hills beyond. These views can also be enjoyed from several of the property's main rooms. There is also plenty of parking and a car port.

The house itself has evolved over the years and now offers accommodation ideal for a family home. It is presented in good order throughout. It does however lend itself to further modernisation and improvement, allowing the new owner to acquire a fine property at an affordable price, then improve it further adding value while creating the home tailored to their exact needs and taste.

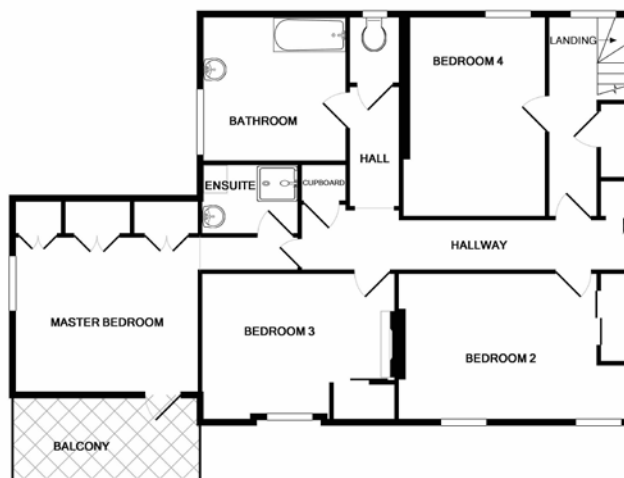
The agent considers that this property provides a near perfect balance of interior and exterior space. This, combined with the superior location will appeal to the discerning buyer looking for a long term residence with substantial character. The partners at Coast and Country will be delighted to assist by providing any further information you require and or arranging for you to view.

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. Rental valuations are only a guide and we suggest seeking advice from your rental agent.





GROUND FLOOR
APPROX. FLOOR
AREA 1638 SQ.FT.
(152.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1113 SQ.FT.
(103.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 2752 SQ.FT. (255.6 SQ.M.)
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 D

Viewings

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

DIRECTIONS

From the Penn Inn roundabout at Newton Abbot keep in lane for A381 for Totnes / Town Centre. Turn left into Forde Park. At the junction at the end of the road continue straight ahead into Coach Road. The property can be found on the right hand side.

