

**SAMPLE
MILLS**



**Wolborough Gardens
Wolborough Hill
Newton Abbot
Devon**

£400,000
FREEHOLD





**Wolborough Gardens, Wolborough Hill,
Newton Abbot, Devon**

£400,000 freehold

An excellent opportunity to acquire this modern detached chalet style home, which comprises an entrance hall, lounge, separate dining room, fitted kitchen, utility, and downstairs cloakroom. On the first floor there are four bedrooms, master en-suite and a family bathroom.

The property also has the benefit of gas central heating, uPVC double glazing, level gardens to the front, side and rear and an integral garage plus off road parking.

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.

Being offered with NO CHAIN viewing is highly recommended.



uPVC part double glazed door opening through to:

Entrance Hall

Single panelled radiator. Digital central heating thermostat. Staircase rising to first floor. Coving to textured ceiling. Door to:

Cloakroom

Low flush suite. Wall mounted wash-hand basin with tiled splashback. Heated towel rail. Fuse board. Extractor fan. Coving to textured ceiling.

Lounge – 5.05m x 4.32m (16'7" x 14'2")

Coal effect living flame fitted gas fire set within marble feature fireplace on hearth and mantle surround. Two radiators. TV point. Telephone point. Coving to textured ceiling. Two wall light points. uPVC double glazed double doors providing access to the garden. Double doors opening through to:

Dining Room – 3.66m x 2.79m (12'0" x 9'2")

Single panelled radiator. uPVC double glazed window to front. Telephone point. Coving to textured ceiling.

Kitchen – 3.25m x 2.24m (10'8" x 7'4")

Inset one and a half bowl stainless steel sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas with tiled splashbacks. Built-in four ring gas hob with extractor hood above. Built-in electric oven. Space for fridge and freezer. Plumbing for washing machine. uPVC double glazed window. Coving to textured ceiling. Archway through to:

Utility Room – 2.74m x 1.45m (9'0" x 4'9")

Inset stainless steel single drainer sink unit. Base units. Shelved storage cupboard. Plumbing for washing machine. Coving to textured ceiling. Single panelled radiator. uPVC double glazed door through to:

Conservatory – 4.27m x 1.83m (14'0" x 6'0")

uPVC double glazed. Laminate flooring. Power points. Door to the garden.

First Floor Landing

Hatch to the roof space. Coving to textured ceiling. Built-in shelved storage cupboard.

Bedroom 1 – 3.61m x 2.95m (11'10" x 9'8")

Mirror fronted built-in wardrobes with bridging units over. Single panelled radiator. Additional built-in wardrobe with fitted shelving. uPVC double glazed window overlooking the front. Coving to textured ceiling. Door to:

En-Suite

Tiled shower cubicle with fitted Mira shower. Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Heated towel rail. Double glazed Velux window.

Bedroom 2 – 3.98x 3.02m (13'0" x 9'11")

Single panelled radiator. Built-in wardrobe. uPVC double glazed window overlooking the rear garden.

Bedroom 3 – 2.77m x 2.41m (9'1" x 7'11")

Single panelled radiator. Built-in wardrobe. uPVC double glazed window to front aspect. Coving to textured ceiling.

Bedroom 4 – 2.77m x 2.41m (9'1" x 7'11")

Single panelled radiator. Double glazed Velux window to front aspect. Coving to textured ceiling.

Bathroom

Panelled bath with handrails and fitted Mira shower. Inset wash-hand basin with cupboard space below. Low level w/c. Heated towel rail. Partly tiled walls. Extractor fan. Double glazed Velux window. Strip light/shaver point.

Garage – 5.60m x 3.10m (18'4" x 10'2")

Metal up and over door. Power and light. Gas boiler.

Outside

To the front of the property, there are two lawned gardens and outside lighting. In addition, there is a courtesy gate which provides access to a further garden laid to paving, onto a garden laid to lawn. Sweeping around to the rear and the other side, again predominately laid to lawn with surrounding borders consisting of various plants, bushes and trees and also a patio area leading out from the lounge. There is an outside tap, an aluminum greenhouse, and an integral garage plus driveway parking.

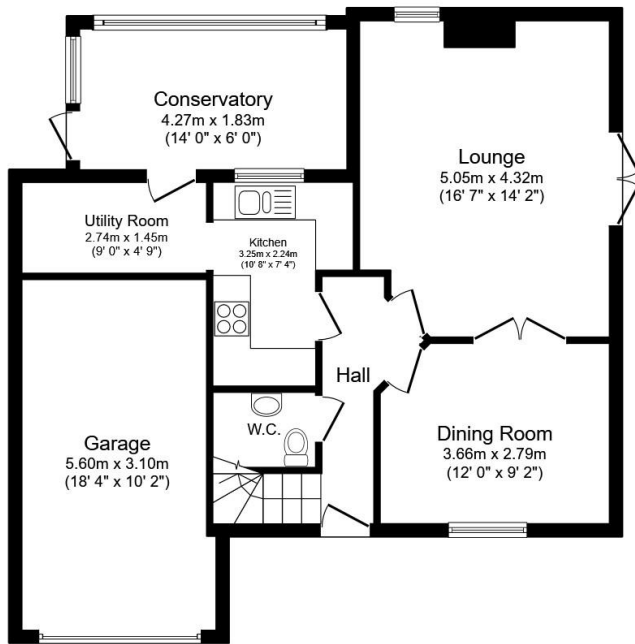
Agent's Note

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

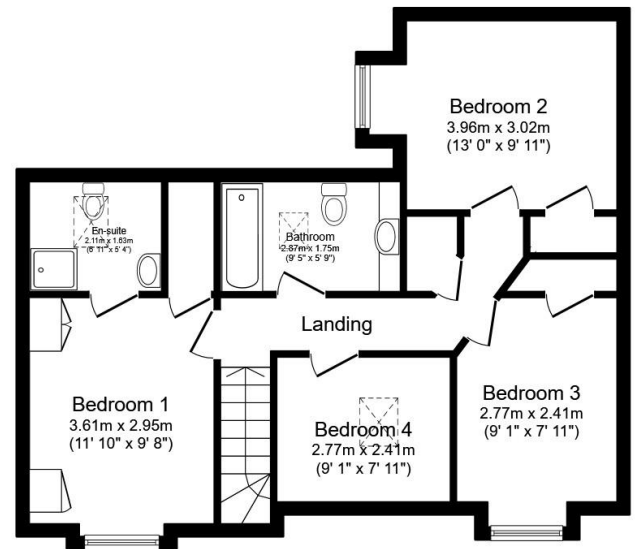
EPC Rating: 'C'

Long Term Flood Risk: Very Low





Ground Floor



First Floor

Total floor area: 136.9 sq.m. (1,474 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	69 C	77 C
55-68	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.

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