

SIMPLY GREEN

Powderham Lodge

Newton Abbot



FOUR BEDROOM DETACHED HOUSE

- ◆DETACHED HOUSE
- ◆OVER 1600 SQFT
- ◆DRIVEWAY AND GARAGE
- ◆4 BEDROOMS
- ◆GATED ACCESS
- ◆NO ONWARD CHAIN
- ◆SUNNY CORNER PLOT WITH WRAP AROUND GARDENS
- ◆SOUGHT AFTER AREA
- ◆FIRST TIME TO MARKET IN DECADES
- ◆TENURE - FREEHOLD

Situated on the sought-after Hill Road in Newton Abbot, this four-bedroom detached home offers over 1,600 square feet of versatile accommodation, perfect for family living. Occupying a sunny, generous corner plot, the property boasts wraparound gardens, a garage, and gated access leading to a block paved driveway. Offered to the market for the first time in over 40 years and with no onward chain, this property presents a rare opportunity to modernise and make your own. With its prime location and excellent potential, early viewing is highly recommended..



Accommodation

Located in the highly desirable Hill Road area of Newton Abbot, this impressive four-bedroom detached home is set on a substantial corner plot and offers over 1,600 square feet of versatile living space. With an appealing blend of character, functionality, and opportunity for modernisation, this property is ideal for families seeking a spacious forever home.

The ground floor welcomes you with a large and inviting entrance hallway that sets the tone for the expansive layout. The generously sized lounge is perfect for relaxing or entertaining with dual aspect double glazing to the front, while the ground-floor shower room offers added convenience.

The kitchen breakfast room is both practical and full of potential, complemented by a separate utility room for added storage and functionality. The dining room extension, filled with natural light, provides the perfect space for family meals or gatherings, and the study is an ideal space for home working or quiet retreat.

Upstairs, the property offers four spacious bedrooms, all benefiting from plenty of natural light and a range of fitted furniture, along with a well-proportioned four piece family bathroom suite.



Outside

Outside, the wraparound gardens are a standout feature, providing a private, tranquil setting and the perfect opportunity for enjoying or outdoor living. The sunny corner plot allows for ample outdoor space, making it ideal for families.

A garage and off-road parking add practicality. Having been lovingly owned by the same family for over four decades, this property is new to the market for the first time and is offered with no onward chain. It represents a rare opportunity to acquire a home in one of Newton Abbots most sought-after locations, with potential to update and personalise to your own tastes.

Viewings

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

Services

Mains Electricity. Mains Gas. Mains Water.
Mains Drainage.

Local Authority

Teignbridge District Council

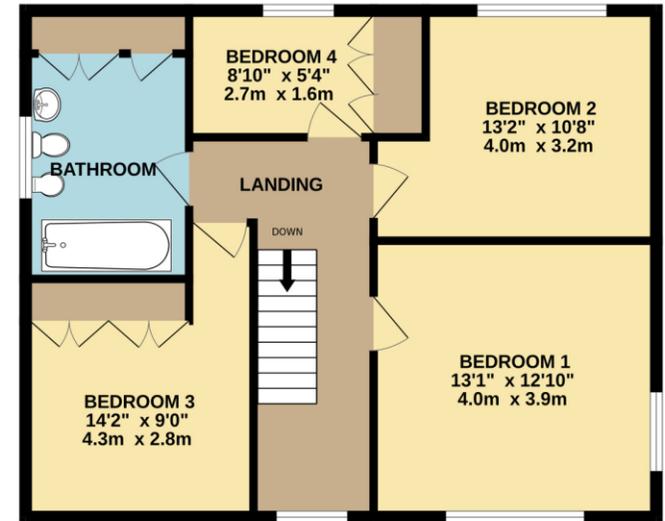


FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



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**IS YOUR CURRENT DEAL
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AVAILABLE?**

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ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
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LET US ARRANGE
A QUOTE FOR
REMOVALS FROM A
LOCAL COMPANY

EPC: D

COUNCIL TAX BAND: F

TENURE: FREEHOLD

For more information on this
house or to arrange a viewing
please call the office on:

01626 798440

Alternatively, you can scan
below to view all of the details
of this property online.



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