



Wolborough Hill, Newton Abbot

4x 2x

ENERGY RATING
C73

- Video Walk-through Available
- Detached House
- 4 Bedrooms (1 en-suite)
- 2 Reception Rooms
- Modern Kitchen/Breakfast Room
- Study
- Double Garage & Driveway
- Far-Reaching Views
- Landscaped Rear Garden
- Early Viewings Advised

Guide Price:
£455,000
FREEHOLD

19 Windsor Close, Newton Abbot, TQ12 1JB - Draft



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

19 Windsor Close, Newton Abbot, TQ12 1JB

A spacious detached family home situated in an exclusive and sought after cul-de-sac on Wolborough Hill enjoying wide sweeping views over Newton Abbot and the racecourse towards Haldon and The River Teign. This family home boasts versatile accommodation currently arranged as four bedrooms, master en-suite, large lounge, separate dining room, study and kitchen/breakfast room along with a refitted modern bath/shower room and cloakroom/WC. Gas central heating and double glazing are installed and outside the rear garden is landscaped for ease of maintenance and there is a double garage along with driveway parking. Viewing come highly recommended to appreciate the sought after location, spacious accommodation and superb views this family home offers.

Windsor Close is a small and desirable cul-de-sac in an elevated position overlooking this popular market town. Newton Abbot enjoys an extensive range of shopping and leisure facilities and provides a wide selection of educational amenities. There are good public transport links and a mainline railway station. The renowned Dartmoor National Park, coastal resorts of Torbay and Cathedral City of Exeter are within a short drive.

The Accommodation:

A UPVC hardwood effect double glazed entrance door leads to the entrance hallway with stairs to first floor and a cloakroom/WC which has been refitted with a modern suite comprising low-level WC with concealed cistern, vanity unit with glass wash basin, tiled flooring and heated towel rail. The lounge has a window to front enjoying panoramic views over Newton Abbot. There is a separate dining room with storage cupboard and sliding patio doors to the garden. There is also a study with window to front enjoying the superb views. The kitchen/breakfast room is fitted with a range of wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, breakfast bar area, built-in oven and hob, space for fridge/freezer, plumbing for washing machine, wall mounted gas boiler, window overlooking the rear garden and door leading to outside.

Upstairs, the landing has a window to side and storage cupboard. Bedroom one has recessed storage area and two windows to front enjoying panoramic views over Newton Abbot, the racecourse, towards Holden and the River Teign. There is an en-suite bathroom with suite comprising panelled bath, low-level WC, pedestal wash basin, part tiled walls and obscure-glazed window. Bedrooms two and three both have windows to rear and bedroom four has a window to front enjoying the panoramic views. There is also a refitted modern bath/shower room with freestanding roll top bath,

shower cubicle, low-level WC and vanity wash basin, wood panelled walls to dado level and obscure-glazed window.

Outside:

Raised border and steps leading to front door, pathway extends along either side of the property to the rear garden which has been landscaped for ease of maintenance and comprises gravelled area leading to the tiered garden with retaining walls and shrub borders, further gravelled area on middle tier, shrub borders with paved steps leading to a timber terrace making an ideal seating area.

Parking:

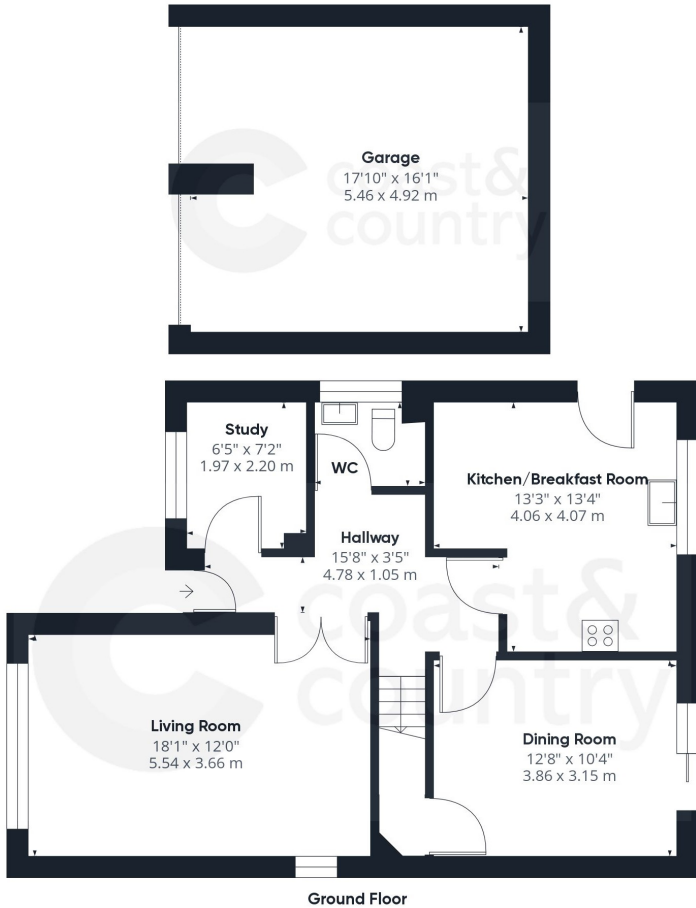
Outside to the front there is a driveway providing off-road parking for two cars leading to a double garage with twin up and over doors, power and light.

Directions:

From the Penn Inn roundabout at Newton Abbot follow signs for Totnes, into East Street A381. Follow the road past the petrol station on the left and at the traffic lights turn left into Powderham Road. Follow the road up the hill and Windsor Close can be found at the end of the road.



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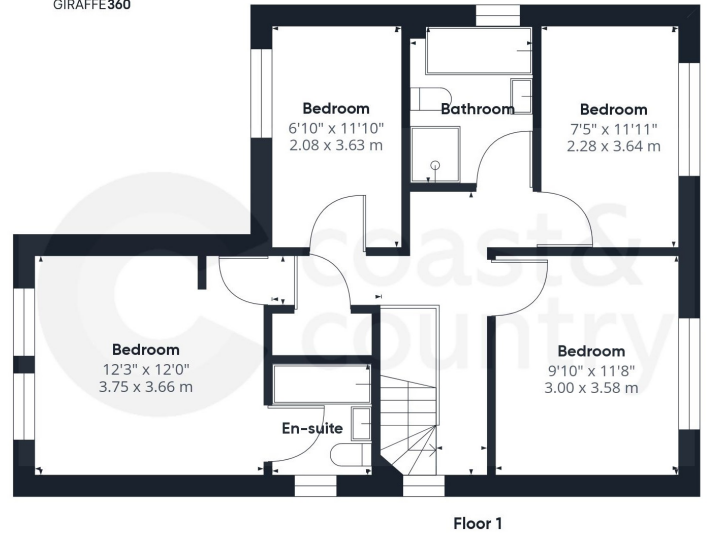
Approximate total area

1588.87 ft²
147.61 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.