



Wolborough Hill, Newton Abbot

- Video Walk-through Available
- Detached Family Home
- 4 Bedrooms & 2 Reception Rooms
- Lovely Modern Kitchen & Shower Room
- Pleasant Front & Rear Gardens
- Off Road Parking & Integral Garage
- Cul-de-sac Position
- No Upward Chain

Guide Price:
£395,000
Freehold
EPC: D64

11 Courtenay Gardens, Newton Abbot, TQ12 1HS

A superb detached four bedroom home located in a prestigious cul-de-sac on Wolborough Hill. This lovely family home has been modernised by the current owner and offers a beautiful, spacious accommodation which flows well and meets all of the needs of modern family life. An early viewing is recommended to avoid disappointment!

Courtenay Gardens is located in the highly-regarded area known as Wolborough Hill which is one of Newton Abbot's more desirable addresses within walking distance of the town centre of this popular market town. The property is also within walking distance of the mainline railway station to London Paddington, and close by there is a host of facilities including schools, supermarkets, shops, and access to the A38 linking the cities of Exeter and Plymouth.

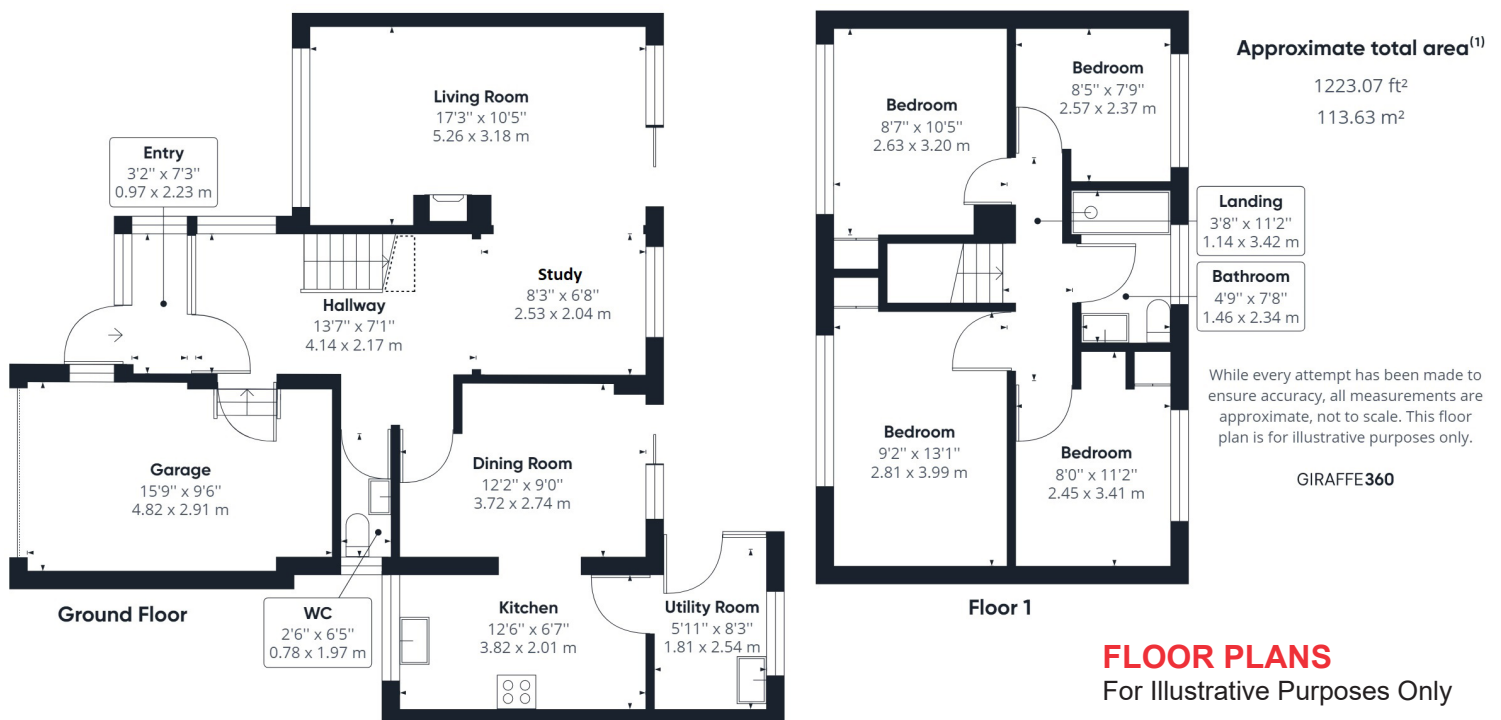
The Accommodation

A uPVC decorative double glazed entrance door and entrance porch with uPVC double glazed windows to front and side with door leading to a reception hallway with obscure uPVC double glazed windows to front and side, stairs to first floor with storage area under and radiator. The cloakroom/WC comprises a low-level WC with concealed cistern, wash basin, part tiled walls, heated towel rail and uPVC obscure double-glazed window. The study has a double-glazed window to rear and radiator opening to the lounge which has a feature fireplace with inset gas living flame coal-effect fire and radiator. The lounge is dual-aspect with a uPVC double glazed window to front enjoying a pleasant outlook over the garden and uPVC double glazed sliding patio doors to the rear garden. There is a separate dining room with Aluminium double glazed sliding patio doors to garden, radiator and wall lights with archway opening to the kitchen which was extensively refitted in very recent times with a superb modern range of high gloss wall and base units with work surfaces and matching splashback, inset double bowl single drainer sink unit with mixer tap, built-in oven, hob and fridge and double-glazed window to front. A multi-glazed door to the utility room with ample space for white goods with high gloss white base units, rolled edge worksurface and inset single drainer sink unit double-glazed window overlooking the garden and part double-glazed door and window to outside.

The first floor landing has access to loft. There are four bedrooms, bedroom one with large double-glazed window to front enjoying a pleasant outlook with views over Newton Abbot towards Highweek church and Dartmoor in the distance, range of fitted wardrobes, built-in cupboard and radiator. Bedroom two has a large double-glazed window to front enjoying a pleasant outlook with views over Newton Abbot towards Highweek church and Dartmoor in the distance and built-in cupboard. Bedrooms three and four both have double-glazed windows to rear overlooking the garden and bedroom three has a range of fitted bedroom furniture. The shower room was recently refitted and comprises a white suite with low-level WC, concealed cistern and wash basin in vanity cupboard, walk-in shower cubicle with glazed screen, heated towel rail and obscure double-glazed window.

Garden & Parking

Outside to the front there is a tarmac drive leading to the garage with off-road parking for several cars and lawned area with shrub borders. A path and gate at the side with paved patio and small lawn leading to the rear garden with paved patio on lower level with retaining wall and steps leading to tiered garden with small level lawn, variety of shrubs, feature stone wall with raised border leading to crazy paved and gravelled seating area, further lawn with well stocked shrub borders and timber workshop with power and light. Garage with metal up and over door, power and light, wall mounted boiler and courtesy door to hallway.



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





Agents Notes

Tenure

Freehold

Services

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

Local Authority

Teignbridge District Council

Council Tax

Currently Band E

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

Directions

From the Penn Inn roundabout take the A381 for Totnes. Take the fourth turning on the left into Church Road. Take the second right into Courtenay Road. Turn right at the cross roads continuing Courtenay Road. Take the second left into Courtenay Gardens.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		