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THE AWARD WINNING
ESTATE AGENTS

Southview, South Road
Freehold



Southview, South Road, Newton Abbot, TQ12 1HL

An individual detached house in a privileged position, enjoying superb far-reaching views.

- Superb Detached House
- 4 Bedrooms (1 en-suite)
- 2 Reception Rooms
- L-Shaped Living/Kitchen/Dining Room
- Gravelled Parking Area & Double Garage
- Front & Rear Gardens
- Prestigious Wolborough Hill Address
- Far-Reaching Views
- Tucked-Away Position
- Beautifully Presented Throughout

An individual detached house dating from the mid-1990s, in a privileged position, enjoying some superb far-reaching open views.

Offering substantial accommodation of some 176m² is this superb individual detached house located on Wolborough Hill, itself widely regarded as Newton Abbot's premier address. Approached over a driveway leading up from South Road which is shared with just one other property, the home has a gravelled parking area for around four vehicles as well as a detached double garage finished in a similar style to the main residence. The gardens are private with a paved terrace and level lawn at the front, whilst at the rear the gardens are terraced on two main levels, with a paved area ideal for entertaining adjoining the house, with a sweeping stairway leading up to a higher level with further sunken terrace and level lawn garden, all privately enclosed with two sides having attractive natural stone walls.

The house is around half a mile's walk from the town centre with its excellent range of shops businesses restaurants and bars. Also at a similar distance are various schools and the mainline train station with express services to the capital.

ACCOMMODATION

Stepping inside, the accommodation flows well. The front door opens to a spacious reception hallway with turning staircase rising to a galleried landing above a south facing window providing plenty of natural light. Off the hall, an archway opens to a coat hanging area beyond which is a separate WC with basin. Overlooking the front and enjoying the view is a roomy lounge with wide bay window and wood burning stove. There is a second front facing reception room currently a music room. The real hub of the house is the impressive L-shaped kitchen/living/dining room, fitted with an extensive range of cabinets

including: a double Belfast sink, a fashionable island and granite counter tops, providing a high-end finish. Integrated appliances include: two fridges, inset electric hob and a gas-fired AGA. There is plenty of space for a large dining table, sofas and more, and doors provide direct access to the rear garden. A separate utility room has plumbing for a washing machine and a door to outside.

On the first floor are four double bedrooms and a large family bathroom with twin sinks and separate shower cabinet. The principal bedroom has an en-suite bathroom, and three of the bedrooms have fitted wardrobes.

OUTSIDE

Parking Bay for approximately four cars and detached double garage. Level paved terrace at the front and an area of level lawn. Secluded rear garden presented on two main levels.

OTHER INFORMATION

Mains water. Mains drainage. Mains gas. Mains electricity. The property is situated on a private driveway shared with one other property and maintenance is split on an as and when basis.

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 ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.





AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council.
 Council Tax: Currently Band F

Viewings

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

DIRECTIONS

From the Penn Inn roundabout take the road into town and stay in left hand lane. Take second left into Forde Park and continue at the junction and then first right into Church Rd then first left up the hill and at the junction go straight over into Courtenay Road which continues into South Rd with the property on the right hand side.

