



## The Accommodation

- Entrance porch
- Entrance hall
- Four double bedrooms - master with en-suite and large balcony
- Family bathroom
- Large open plan, lounge, sitting, study, kitchen & dining area with bi-fold doors
- Garden
- Driveway parking
- Superb views
- Gas central heating
- Double glazing

*The Seller's View* “This is a brilliant house for family living and entertaining our friends, and is convenient for the town centre”



## Brief Description

A superb spacious four bedroom family home with gardens, parking and delightful views, situated in this sought after location, within easy reach of the town centre

43 Knowles Hill Road is situated in an elevated position on Knowles Hill. The property benefits from far reaching views in most directions yet has the advantage of being easily accessible from the centre of town. Newton Abbot has a wide range of facilities including shops, superstores, schools, hospital and rail station on the Paddington/Plymouth mainline. Road communications in the area are good with the A38 dual carriageway being approximately three miles away.

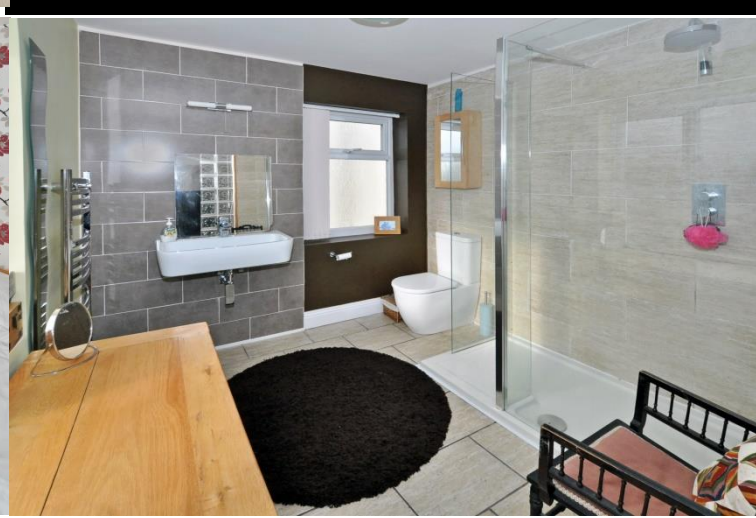
This superb family home offers spacious accommodation throughout, being arranged over two floors. The property has been extended and much improved by the current vendors, yet still offers potential for a perspective purchaser. On the first floor there are four spacious double bedrooms and a modern family bathroom. The master bedroom is a particular luxury, being of a good size with a wonderful contemporary en-suite and French doors leading onto a large southerly facing balcony with marine glass surrounding, the balcony offers far reaching views over Newton Abbot and the surrounding countryside towards Highweek Church. Stairs from the entrance hallway lead down to the main open plan living space, with the accommodation comprising; lounge, sitting, study, kitchen and dining area, providing a fantastic space for family living and entertaining alike. Each area is clearly defined whilst flowing effortlessly into the other, with the

sitting area offering bio-fold doors onto a large decked area. The kitchen has a matching range of high gloss wall and base level units, an island unit and space for a Range Master cooker and hood.

Externally the property has driveway parking for approximately three vehicles, having areas planted with shrubs, flowers and bushes. A paved path gives access to the entrance porch with outside light. A path leads down both side of the property to the rear. The rear garden is fully enclosed, having a large decked area approached from both the kitchen and lounge area. The deck provides a wonderful space to sit out, relax, eat and entertain with steps leading to the level lawned area of garden, with useful storage shed. To the side of the property there is a useful area proving space for barbeques. The garden is stocked with a variety of mature plants, trees, flowers and shrubs.

The Agents recommend an early internal inspection to fully appreciate the space that this wonderful home has to offer.

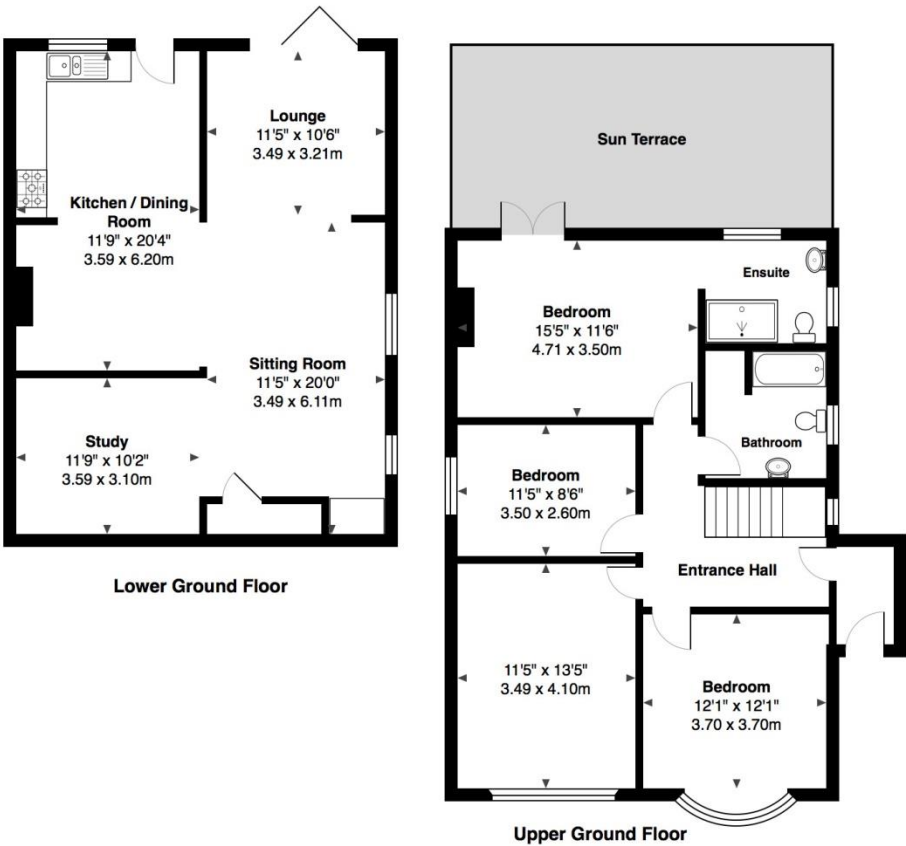
*Our View* “A really superb home with splendid views in a sought-after location”





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
		82			78
		70			65
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



43 Knowles Hill Road, Newton Abbot, Devon, TQ12 2PP

Ref: DSN3529

Offers in excess of £350,000 Freehold

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