



The Accommodation

- 🏠 Entrance hall
- 🏠 Cloakroom
- 🏠 Study/bedroom five
- 🏠 Kitchen/dining room
- 🏠 Lounge
- 🏠 Four bedrooms (two en suite)
- 🏠 Family bathroom
- 🏠 Double garage and parking
- 🏠 Gardens
- 🏠 Far reaching views

Our View “Contemporary, detached family home in sought after residential area ”



Brief Description

Situated in a highly desirable location on Wolborough Hill is this stunning detached four bedroom family home with double garage and garden

3 Wolborough Gate is situated at the top of Wolborough Hill, occupying a prime position overlooking Newton Abbot. Wolborough Hill is a desirable residential area to the south of Newton Abbot, originally developed by the Victorians, who built a number of detached Victorian villas in this area. Being one of the most sought after positions in Newton Abbot the property occupies a principal position on the hill, with far reaching views. Newton Abbot has a thriving community and a wide range of facilities and amenities including shops, superstores, churches, primary and secondary schools, hospital, sporting and leisure opportunities and a rail station on the Plymouth - London (Paddington) mainline. The A380 dual carriageway is close by at the Penn Inn roundabout providing dual carriageway access to Exeter and the M5 motorway beyond. The seaside towns of Torbay and Teignmouth are within easy reach, as are the open spaces of Dartmoor, and the area offers the opportunity for golf, fishing, racing, riding, walking and other country pursuits.

3 Wolborough Gate is a splendid individual detached four bedroom family home with flexible accommodation. This superb home offers spacious living and has been finished to a high standard by the current vendors.

The entrance hall is large with oak flooring leading to the kitchen/dining room. This double aspect room creates a wonderful living space with room to cook, eat and

entertain complete with a range of wall and base units and incorporating a breakfast bar. An impressive cloakroom, study (which could also be utilised as a ground floor fifth bedroom) and utility cupboard complete the ground floor.

Stairs lead up to a mezzanine level with a lovely dual aspect lounge, which also incorporates a feature fireplace and balcony. There are four bedrooms, with the master bedroom on a mezzanine level enjoying a feature arched window and Juliet balcony, and a superb en-suite. There is a second en-suite in bedroom two, and on this floor there is also a family bathroom which benefits from a bath and shower, and linen cupboard.

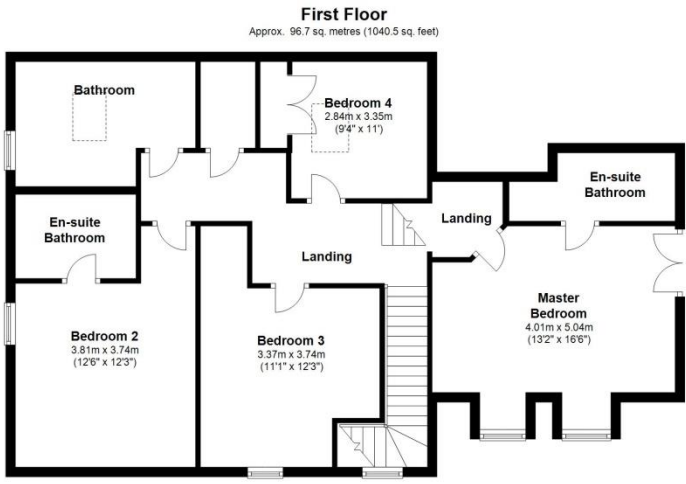
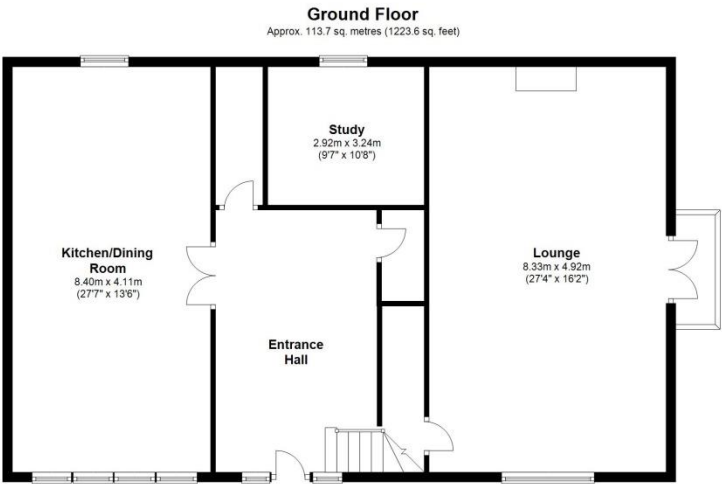
Externally the gardens have been designed with ease of maintenance in mind, with a range of terraces with shrubs and plants and patio levels ideal for sitting out, relaxing, eating and entertaining. To the front of the property there is parking and a large double garage with electric up and over door.

This charming detached home needs to be viewed to appreciate the space and individuality.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
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.



Total area: approx. 247.4 sq. metres (2662.8 sq. feet)
3 Wolborough Gate, Courtenay Road, Wolborough Hill, Newton Abbot



ESTATE AGENTS
AUCTIONEERS
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DISTINCTIVE HOMES

3 Wolborough Gate, Courtenay Road, Wolborough Hill, Newton Abbot,
Devon, TQ12 1RA

Ref: DSN4429

01626 336633

£480,000 Freehold