



Newton Abbot

4x  1x 

ENERGY RATING
E52

- Video Walk-through Available
- No Upward Chain
- Superb Period Detached House
- 4 Bedrooms
- Lounge & Spacious Kitchen/Living/Diner
- Family Bathroom & Ground Floor WC
- Lawned Garden & Paved Terrace
- Driveway Parking and Garage
- Close to Bakers Park
- Spacious Accommodation

Guide Price:
£380,000
FREEHOLD



93 Wolborough Street, Newton Abbot, TQ12 1LW

A substantial older style detached house of individual design conveniently located on the level for Newton Abbot town centre and picturesque Bakers Park. Benefiting from a gas central heating system and replacement double glazed windows the property has a lovely level enclosed lawn garden and also a sheltered paved courtyard. Parking is provided by way of a detached garage and smart brick paved driveway.

Ideal for keen walkers and dog owners the property is located directly opposite the entrance to Bakers Park which lead onto the magnificent grounds of the National Trusts Bradley Manor with woods and riverside paths open to the public all year round. The clock tower in the vibrant town of centre of Newton Abbot with excellent range of shops businesses, restaurants, bars and more is just over 500m level walk away.

The Accommodation:

Stepping inside the accommodation is well proportioned, light and airy and has a lovely feel. An enclosed porch with period style tiled floor leads through to a spacious reception hallway with turning staircase to the first floor with high level feature window. Off to one side of the hallway is a lovely double aspect lounge whilst on the other side of the hall is the real hub of the house, a large open plan kitchen / dining / living room with a selection of matching cabinets plenty of space for a farmhouse size table and also a couple of easy chairs. This, too, is a double aspect room including a bay window enjoying an aspect to the park. Off the kitchen is a lobby with back door and useful separate WC off.

Moving up to the first floor, a part galleried landing provides access to four double bedrooms and a family bathroom with modern white suite.

Outside:

Level enclosed front garden mainly laid to lawn with some colourful inset planting. Side enclosed paved terrace.

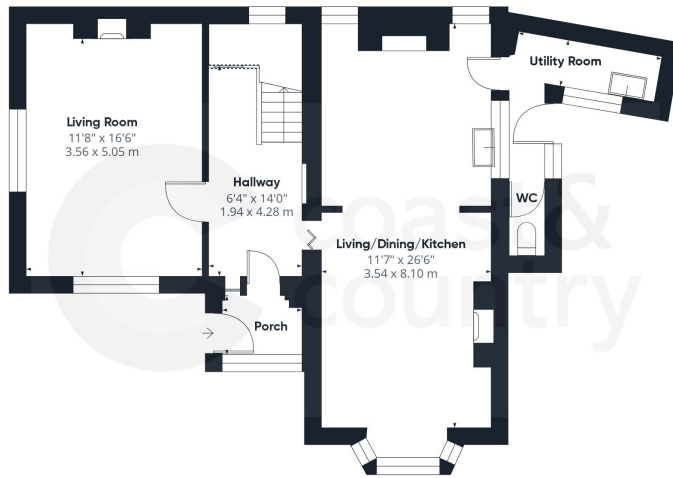
Parking:

Detached single garage and brick paved driveway.

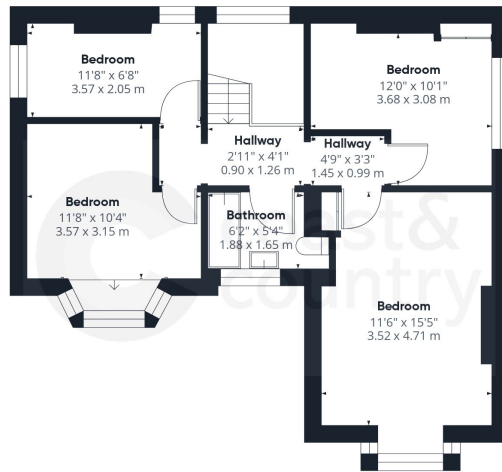
Directions:

From Newton Abbot town centre take the A381 towards Totnes and the property will be found around 500m along on the left and opposite the entrance to Bakers Park





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1291 ft²
120 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is non-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 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. 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.