



Newton Abbot

4x 2x

ENERGY
RATING
D55

- Video Walk-through Available
- Spacious Detached Chalet Bungalow
- 4 Bedrooms (Principal En Suite)
- Living Room With Glass Doors To Balcony
- Bright Kitchen/Breakfast Room With Utility
- Entrance Hall & Family Bathroom
- Decked Balcony & Large Established Garden
- Sought After Location & Far Reaching Views
- Detached Garage & Workshop
- Hard Standing & Large Brick Paved Driveway

OIEO:
£550,000
FREEHOLD

Coniston, College Road, Newton Abbot, Devon, TQ12 1EG



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

Coniston, College Road, Newton Abbot, Devon, TQ12 1EG

Discover this spacious detached family home, beautifully situated on College Road and offering generous living spaces, established gardens, and far-reaching views.

Dating from the 1960s, this well-maintained property provides a comfortable and versatile layout, ideal for modern family life. It benefits from gas central heating and mains services, ensuring a warm and efficient home. The off-street parking and single garage add convenience, while the large garden and balcony provide wonderful outdoor areas to enjoy.

College Road is a desirable address, known for its convenient access to local amenities and community features. The area benefits from reliable FTTC broadband and the property is well-connected for travel with easy access to the A380 linking Torbay with Exeter and the M5 beyond, making it an excellent choice for those seeking both peaceful living and easy access to local facilities.

The Accommodation:

Step inside to find a welcoming interior via the newly installed composite front door. The home boasts a spacious, open plan living room towards the rear of the property, perfect for relaxation and entertaining with large windows and sliding patio doors making the room light and airy. The recently installed well-appointed kitchen provides ample space for culinary pursuits with built-in double electric oven and electric hob, built-in dishwasher and space for an American fridge freezer, with two large pantry cupboards for additional storage. Off the kitchen is the separate utility room with its own exit to the garden, fitted sink and space for the washing machine. With four bedrooms, three on the ground floor sharing the main family bathroom and the main bedroom with three fitted wardrobes and its own en-suite shower room there is plenty of room for everyone. The layout offers flexibility, catering to various family needs. The property is fully double glazed, has gas central heating and benefits from owned solar panels.

Parking:

Detached garage and adjacent hard standing at road level and expansive brick paved driveway for multiple vehicles.

Gardens:

The property truly shines with its outdoor offerings. A large, established garden comprising vegetable planters, decorative pond and split-level lawns, surrounds the home, providing a private and tranquil retreat. Enjoy outdoor dining or simply relax on the balcony, which offers far reaching views, creating a perfect spot for your morning coffee or an evening unwind.

Directions:

From the Penn Inn roundabout following signs for Totnes A381. Turn left into Forde Park. Continue straight on at the junction and then immediately right into Church Road. Take the first left into College Road and follow it almost to the very end, where you will find a fork to the left and the property is the first one you will come to.



Coniston, College Road, Newton Abbot, Devon, TQ12 1EG



Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

6 owned solar panels fitted in 2022.

The property is one of a handful of properties down a private driveway. The cost of any maintenance for this driveway would be split between the 5 properties on an 'as and when' basis.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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