





# 29a Seymour Road, Newton Abbot, TQ12 2PT

An impressive family home in a first class location enjoying fabulous open views.

- Superb Modern Semi-Detached House
- 4 Bedrooms, 3 Bath/Shower Rooms
- Stunning Kitchen/Diner
- Attractive Level Gardens
- Highly Regarded Location
- Fabulous Open Views
- Extensive Parking & Integral Garage
- 3 Storey Accommodation
- Gas Central Heating & Double Glazing
- Must Be Viewed

This superb modern semi-detached house has been designed with thought and attention and offers a wealth of desirable attributes. Located in the Knowles Hill area of Newton Abbot widely regarded as one of the town's premier locations, the property is within half a mile of the vibrant town centre and its extensive range of amenities.

With extensive parking provided on its own brick pavia driveway and good sized integral garage, the property has a delightful enclosed garden at the rear with lawn, deck and patio.

## ACCOMMODATION

The accommodation is well-proportioned and presented over 3 floors. At entry level, there is the integral garage, a guest cloakroom/WC and an L-Shaped lounge which is light and airy with picture window and patio door with Juliet balcony taking in far-reaching, open views. On the lower ground floor, which is level to the rear garden, is a double bedroom, a shower room/WC with white suite and a spectacular eat-in kitchen. The kitchen/diner is the real hub of the house with window and patio door opening to the rear garden and having plenty of space for a dining table and chairs. The kitchen has been completely refurbished at great expense over recent years, with comprehensive range of quality cabinets, Neff appliances, solid quartz counter-tops and upstands, Quooker hot tap and contemporary Quick-Step flooring.

On the top level of the house are 3 further bedrooms; the master with a fully-tiled en-suite shower room and a fully-tiled family bathroom, both with smart white suites.

## Ground Floor

Entrance Hallway	
Lounge	L-Shaped 17' 1" (5.2m)(max) x 17' 2" (5.23m)(max)
Cloaks/WC	
Garage	18' 1" (5.5m) x 8' 9" (2.67m)

## First Floor

Landing	
Bedroom 1	15' 9" (4.8m) x 9' 9" (2.98m)
En-Suite Shower Room	
Bedroom 2	13' 3" (4.05m) x 8' 9" (2.66m)
Bathroom	
Bedroom 3	10' 6" (3.2m) x 6' 11" (2.1m)

## Lower Ground Floor

Hallway	
Kitchen/Diner	Irregular shape 21' 4" (6.5m) x 17' 1" (5.2m)(max)
Bedroom 4	13' 5" (4.1m) x 8' 9" (2.67m)
Shower Room	

## OUTSIDE

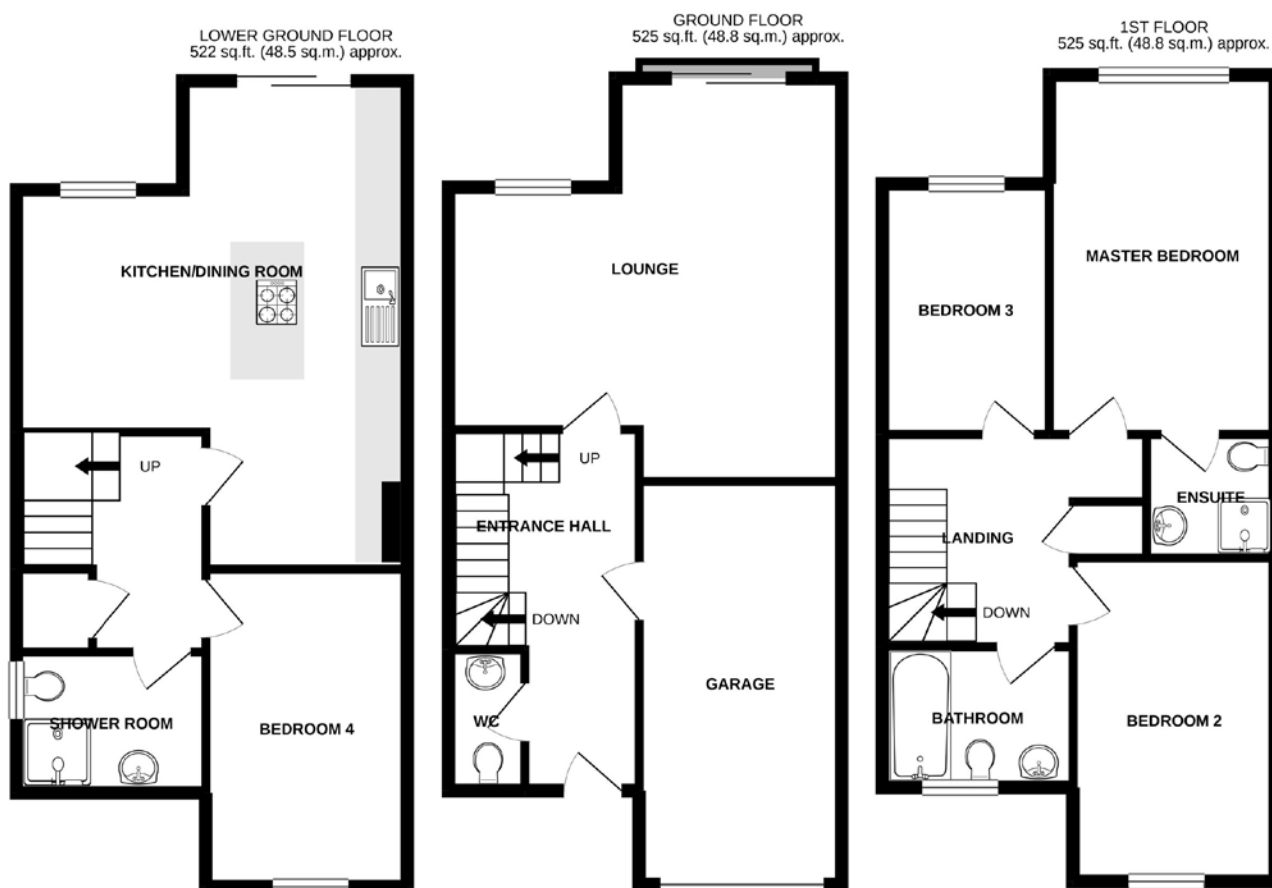
Lovely level rear garden, being fully enclosed with lawn, patio and decking. Side access path and steps from front to back.

## PARKING

Ample parking to the front of the property by way of a brick paved driveway which leads to an integral garage.

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.





TOTAL FLOOR AREA : 1572 sq.ft. (146.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AGENTS NOTES

### Tenure

Freehold

### Local Authority

Teignbridge District Council.

### Viewings

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

## DIRECTIONS

From the Coast & Country office follow the Queen Street one way system. Turn right into Albany Street. Continue straight ahead into Cricketfield road. Turn left at the traffic lights onto Halcyon Road. Turn right immediately after the next traffic lights into Abbotsbury Road. Turn right into Bury Road. At the T junction turn left and then immediately back on yourself into Seymour Road.

## Energy Efficiency Rating

