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ESTATE AGENTS

**28, Powderham Road**  
**Freehold**



## 28, Powderham Road, Newton Abbot, Devon, TQ12 1EU

**A stunning detached Victorian Villa offering extensive accommodation.**

- Detached Victorian Villa
- Beautifully Presented
- Period Features
- 4 Bedrooms (2 en-suite)
- Superb Kitchen/Diner
- 2/3 Reception Rooms
- Style & Versatility
- Potential Self-Contained Annexe
- Driveway & Garage/ Hobbies Room
- Convenient For Town



A wonderful detached Victorian Villa located in a prestigious address close to Newton Abbot's vibrant town centre.

Beautifully presented, the property retains a wealth of period features such as its handsome staircase, fireplaces and corning. These features are seamlessly blended with more contemporary benefits, perfect for day-to-day living such as bi-folding doors, fabulous kitchen with island and a wood burner.

Offering versatility, the accommodation has high ceilings in the main rooms; typical of the period and some feature glazing provides for a light-filled interior. The main accommodation is presented over the ground and first floors which includes a bay windowed lounge with fireplace and oak floor which opens directly to a snug, a separate sitting room and dining/kitchen with bi-fold doors opening to a terrace. There are 4 bedrooms, 2 of which have en-suite shower rooms and an up-to-the-minute family bathroom. In addition there is also a lower ground floor which is currently used as additional accommodation to the main house but does offer tremendous potential for a self-contained annexe subject to obtaining all required approvals and permissions.

Externally, there is a very secluded Mediterranean style enclosed courtyard garden, ideal for alfresco dining with brick paver driveway providing parking and access to an attached garage/hobbies room.

### OUTSIDE

To the rear there is a spacious enclosed courtyard, laid to paving, with chimney wood store and stable door to a storage area running along the side of the house. There is parking on the driveway for two cars.



### ACCOMMODATION

#### Ground Floor

Entrance Vestibule & Hallway	
Lounge	16' 9" (5.11m) x 13' 7" (4.14m) plus
Snug	13' 7" (4.14m) x 8' 1" (2.46m)
Sitting Room	12' 5" (3.78m) x 11' 2" (3.4m)
Kitchen	17' 6" (5.33m) x 11' 1" (3.38m)
Dining Area	25' 6" (7.77m) x 6' 0" (1.83m)
Cloakroom / W.C	
Garage/ Hobbies Room	17' 11" (5.46m) x 10' 6" (3.2m)

#### First Floor

Bathroom	
Bedroom 4	13' 3" (4.04m) x 10' 7" (3.23m)
Bedroom 3	13' 7" (4.14m) x 9' 2" (2.79m)
En Suite	
Bedroom 1	16' 8" (5.08m) x 13' 6" (4.11m)
En Suite	
Bedroom 2	12' 6" (3.81m) x 11' 11" (3.63m)

#### Lower Ground Floor

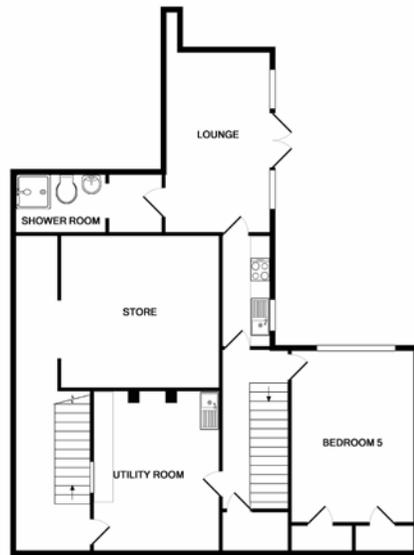
Bedroom	14' 11" (4.55m) x 10' 10" (3.3m)
Kitchen	9' 8" (2.95m) x 6' 0" (1.83m)
Lounge	15' 8" (4.78m) x 11' 2" (3.4m)
Shower Room	

#### Basement

Laundry Room	12' 4" (3.76m) x 10' 6" (3.2m)
Storage Room	

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 ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.



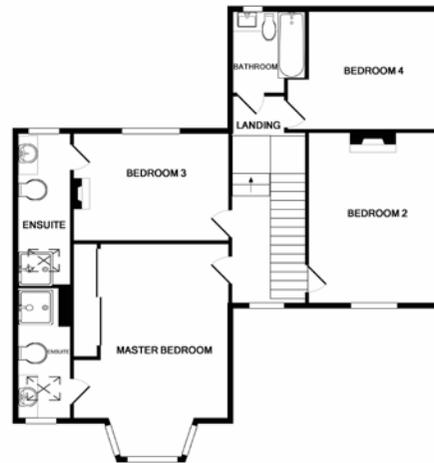


LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 1032 SQ.FT.  
(95.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 3336 SQ.FT. (308.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 1379 SQ.FT.  
(128.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1925 SQ.FT.  
(178.0 SQ.M.)

### AGENTS NOTES

Located on the fringe of the well-regarded Wolborough Hill area of Newton Abbot, Powderham Road offers easy access to Newton Abbot's vibrant town centre about a five minute walk away with its superb mix of long established independent retailers and well-known national brands. The town also offers an attractive selection of fashionable coffee shops, restaurants, a bus station and mainline railway station.

**Tenure:** Freehold

**Local Authority:** Teignbridge

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

### DIRECTIONS

From the Coast and Country Offices on Queen Street, turn left into Devon Square and follow the road to the top. Turn right onto East Street, then take the seventh turning on the left into Powderham Road and the property is on the right hand side.

