





4, Coach Place, Newton Abbot, Devon, TQ12 1ES

A superb detached house located in an exclusive cul-de-sac with detached double garage.

- Executive Style Detached House
- 4 / 5 Bedrooms
- 2 / 3 Reception Rooms
- Comprehensively Fitted Kitchen / Diner
- Beautifully Presented
- Lovely Private Rear Garden
- Detached Double Garage & Driveway
- Exclusive Development
- Walking Distance From Town & Railway Station
- Views Over Park

ACCOMMODATION

Ground Floor

Entrance Hallway	
Lounge	18' 0" (5.48m) x 13' 3" (4.03m)
Sitting Room	11' 8" (3.55m) x 10' 4" (3.15m)
Kitchen / Breakfast Room	20' 7" (6.27m) x 11' 7" (3.54m)
Study / Bedroom 5	11' 7" (3.54m) x 9' 1" (2.76m)

First Floor

Landing	
Bedroom 1	11' 9" (3.58m) x 10' 6" (3.21m)
Dressing Room	10' 6" (3.21m) x 5' 10" (1.78m)
En Suite Shower Room	
Bedroom 2	13' 3" (4.05m) x 12' 6" (3.81m)
Bedroom 3	11' 9" (3.57m) x 9' 6" (2.9m)
Bedroom 4	9' 11" (3.01m) x 9' 9" (2.98m)
Bathroom	
Sauna Room	

OUTSIDE

The gardens to the property are very pleasant and boast established colourful planting, areas of well kept lawn, patio and terracing.

PARKING

Double garage and driveway parking.

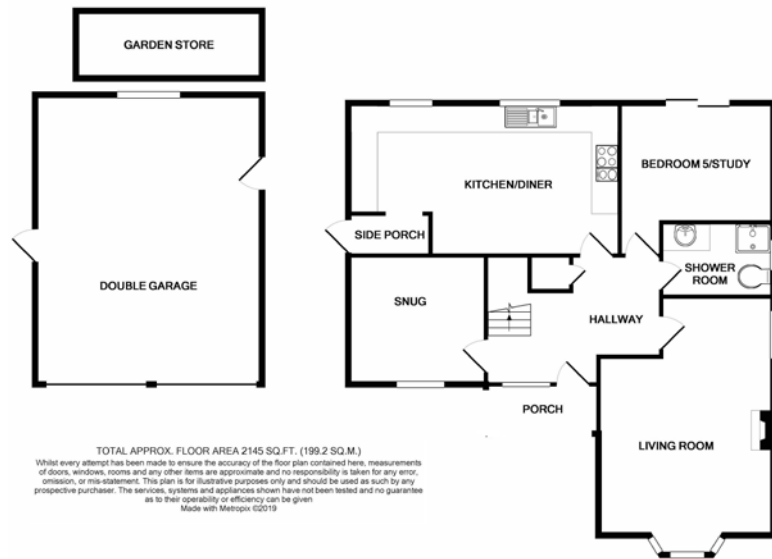
Offered for sale in immaculate order this detached house offers well-planned and versatile accommodation over two floors. Set back from the road the house stands on a plot which includes a double width driveway to the side of the house providing extensive parking and access to a good sized detached double garage built in keeping with the house. The rear garden is surprisingly private with areas of terracing and lawns as well as extensive planting which widens out to the rear boundary and as the house enjoys an open aspect.

The balanced accommodation is approached through an impressive reception hallway with part galleried landing above a first floor picture window which floods the area with natural light. The double aspect lounge has a bay window to the front and the second reception room, which is currently arranged as a sitting room, overlooks the front aspect. To the rear there is a third reception room with patio doors to the garden which could if required be used as a fifth bedroom with an adjacent shower room / w.c. Finally on the ground floor is the impressive kitchen / diner with a comprehensive selection of up-to-the-minute fittings and a side lobby leading to outside. On the first floor a degree of remodelling has taken place to provide a fantastic master suite with dressing room and refitted en suite with 1.8m wide walk-in shower. There are three further double bedrooms served by a modern family bathroom and a separate room with a sauna and adjacent shower cabinet.

Coach Place is situated close to Forde Park and just a few hundred meters level walk to the edge of Newton Abbot's town centre and railway station. Newton Abbot is currently experiencing much growth and its vibrant town centre offers an attractive mix of long established independent traders and high street stores as well as a many restaurants, coffee shops and bars.

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.





AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council- Currently Band G

Viewings

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

DIRECTIONS

From the Penn Inn roundabout at Newton Abbot keep in lane for A381 for Totnes / Town Centre. Turn left into Forde Park. At the junction at the end of the road continue straight ahead into Coach Road. Coach Place can be found on the right hand side just opposite the park.

