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St Maur, 8 Knowles Hill Road, Newton Abbot, Devon TQ12 2PW

*GUIDE PRICE £375,000+



A detached period property set in the Knowles Hill area of Newton Abbot, now requiring some modernisation.

DESCRIPTION

A substantial detached building formerly used as a care and assistance facility. The property is set in the centre of the plot, with a driveway and garage at the entrance, leading to further parking and the garden area. The property itself features eight bedrooms, several reception rooms, kitchen, laundry room and cellar. Views can be enjoyed of the surrounding area from the upstairs rooms. Subject to the relevant planning permissions being obtained, the property may suit development into apartments.

LOCATION

Knowles Hill is a district of Newton Abbot, situated in close proximity to the town centre. The town offers an array of shops, bars and restaurants, as well as major supermarkets and good transport links to the major Devon cities of Plymouth and Exeter. Newton Abbot also features several primary and secondary schools, leisure centre and a cinema.

ACCOMMODATION

Ground Floor Entrance porch, main hallway, lounge room, office, kitchen, laundry room, second office or bedroom, rear hallway with stairs to the cellar, utility room, bedroom with

en-suite, reception room. To the rear of the property are two further bedrooms.

First Floor Five bedrooms plus an attic bedroom, bathroom, cloakroom. Accessed only from the gardens and set above the two internal rear bedrooms, are two further adjoining rooms.

Outside The gardens surrounding the property are approached by a driveway from the road, which features a detached garage at the entrance. The garden areas house a pond, several mature trees and shrubs, lawns and parking for multiple vehicles.

NOTE

To make enquiries on planning and developing the property, please contact Teignbridge Council on 01626 361101. The Pro Map shown is for approximate identification purposes only and is not to scale. Crown Copyright reserved. The Pro Map measurement is 0.485 acres/0.196 hectares, interested parties must make and rely upon their own measurements.

EPC

Energy Efficiency Rating – E

AUCTION VALUER

Lucy Fuller



VIEWING

Strictly by block appointment only with Countrywide Property Auctions. Please call 01395 275691 for viewing dates.

