



Wolborough Hill, Newton Abbot

- Immaculate Detached Bungalow
- 3 Bedrooms (master en suite)
- Lounge & Dining Areas
- Sleek Up To The Minute Kitchen
- Gas Central Heating & PVCu Double Glazing
- Easy To Maintain Gardens
- Integral Garage & Driveway
- No Upward Chain

Asking Price:
£325,000
 Freehold
 EPC: C69

Galilee Lodge, Wolborough Gardens, Newton Abbot, TQ12 1JD

Galilee Lodge is a modern detached bungalow located in an exclusive cul-de-sac on Wolborough Hill. Presented in immaculate order throughout the property occupies an enclosed plot with easy to maintain gardens enjoying a high level of privacy and seclusion. An integral garage with remote electric door and driveway provide off road parking.

Wolborough Gardens sits at the top of Wolborough Hill which is widely regarded as Newton Abbot's premier residential district and is around 750m on foot from the clock tower in the centre of the town's vibrant town centre.

The Accommodation

The interior is a credit to the current owners and can only be fully appreciated by an internal viewing. The front door opens into a sun lounge which has a matching pitched roof and glazing on three sides well screened from the cul-de-sac by a modern stone faced wall. From here internal doors open through a vestibule into the main reception hallway which has both a recessed double cloaks cupboard and a separate linen cupboard.

The lounge has French doors to an adjacent secluded terraced garden and moulded archway through to the dining room with window overlooking the same terrace. This side of the bungalow enjoys a particularly sunny aspect and has an electric sun awning providing some shelter.

The recently updated kitchen offers a range of sleek cabinets, composite work surfaces and contemporary splash backs as well as a range of integrated appliances and a pull-out breakfast table. Through an archway is a utility area with matching cupboards and integrated freezer and washing machine. Both the kitchen and utility have 'spray' taps. From the utility is a door to the integral garage and PVCu frame double glazed rear conservatory. There are three bedrooms, the master with en suite shower room / w.c and bedrooms 1 & 2 have fitted wardrobes. Finally there is a family bathroom.

Ground Floor

Sun Lounge	16' 5" (5m) x 8' 6" (2.6m)
Lounge	13' 9" (4.2m) x 11' 6" (3.5m)
Dining Room	10' 7" (3.23m) x 9' 7" (2.93m)
Kitchen	10' 8" (3.24m) x 8' 6" (2.6m)
Utility	6' 3" (1.91m) x 5' 1" (1.55m)
Rear Conservatory	
Bedroom 1	11' 7" (3.54m) max x 10' 6" (3.21m)
En Suite Shower Room / W.C	
Bedroom 2	11' 7" (3.54m) x 8' 2" (2.5m)
Bedroom 3	9' 10" (3m) x 6' 1" (1.86m)
Bathroom / W.C	

Gardens

Low maintenance secluded gardens, completely enclosed and benefitting from a high level of privacy. The gardens are mainly laid to paving and enjoy a Mediterranean feel. There is power and water connected to both the front and rear.

Parking

Integral garage with remote electric roller door and driveway parking space in front.

Agents Notes

Tenure

Freehold

Services

Gas Central Heating. Mains Electricity. Mains Water. Mains drainage.

Local Authority

Teignbridge District Council

Council Tax

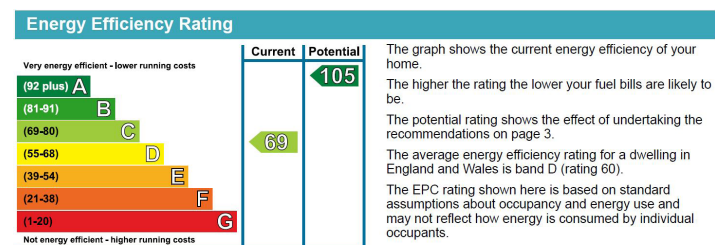
Currently Band E

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

Directions

From the Penn Inn roundabout take the A381 Totnes Road. Take the 5th left into Church Road. Take the 2nd right into College Road. Take the 2nd right into Laureston Road. Turn left into South Road. Turn right into Hill Road. Turn right again into Wolborough Gardens.

ENERGY PERFORMANCE RATING

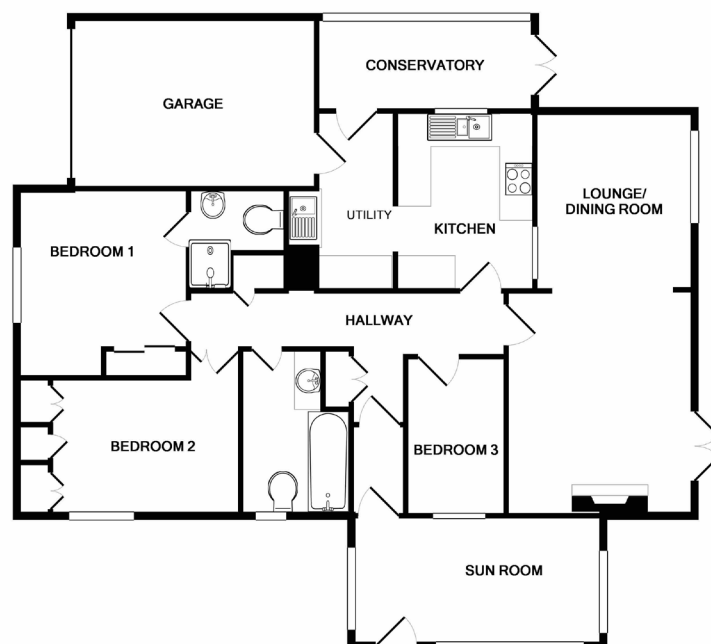


Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property 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



FLOOR PLANS

For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 1258 SQ.FT. (116.9 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 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
Made with Metropix ©2019

