



Beaver Lodge



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Rundle Road, Newton Abbot, Devon, TQ12 2PY

Train Station: 0.6 miles, Tiegmouth (sea front) 6.75 miles,
Exeter: 17.5 miles.

A unique detached property, perched in a delightful elevated position, with views towards the Teign estuary and a substantial plot.

- Impressive detached property
- Ffavoured residential neighbourhood
- Scope for development (STP)
- Close to amenities
- Open plan reception space
- 3 Double bedrooms
- Parking/Garage/Outbuilding
- Third of an acre plot
- Freehold
- Council tax band: E

Guide Price £525,000

SITUATION

The property is situated on Rundle Road in one of Newton Abbot's most favoured residential areas offering wonderful far-reaching views. The town centre is only a short walk away with its wide range of amenities including; various shops, restaurants and cafes, supermarkets, hospital, primary and secondary schools, leisure centre and train station with main line links to London Paddington. Nearby is the A38 which provides speedy access to Plymouth, Exeter and the M5 beyond. Whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

DESCRIPTION

Beaver Lodge is a delightful detached home, boasting a most impressive situation with wonderful views. This impressive property features accommodation that extends to 1804sqft of accommodation, as well as the use of outbuildings including garaging and a former war bunker, set in 0.39 acres of ground. Now being offered to market with no onward chain, the property offers a range of opportunities including potential for extension or development, subject to planning. In 2008, planning permission was granted for the construction of an annexe towards the top of the plot, built into the slope to offer space for home working and guest accommodation, with the application still live.



ACCOMMODATION

The front door opens into a spacious hallway with stairs rising to the first floor and doors to the principal reception rooms. To the right is a generous dual-aspect sitting room with feature fireplace, with log burner - featuring a back boiler that supports the central heating system - and ample space for both seating and entertaining. To the rear of the property is a formal dining room, which in turn leads through to a large, well-appointed kitchen with a range of units and views over the garden. There are several useful storage cupboards throughout the ground floor, along with a shower room comprising a shower, wash basin and WC.

On the first floor are three double bedrooms, all of excellent proportions, along with a family bathroom and either a fourth, single, bedroom or a study, ideal for home working. From the landing is access to the loft, a considerable space which could offer opportunity for a loft conversion, subject to the necessary consents.

OUTSIDE

From the lane, the driveway provides parking for multiple vehicles, from the parking there is access to a large garage with power and lighting, a separate store room, and access to the outside.

To the front of the house is a curved outbuilding currently used as a bunker, offering potential for a variety of uses such as a studio, office or wine store, subject to any necessary consents.

The garden itself offers pleasant little spaces that can be enjoyed in a variety of ways. To the front of the property is a terrace garden offering a delightful outdoor seating or dining area. The grounds extend up the hill, with a path to the side of the lawn where there is a greenhouse and flower beds.

SERVICES

All mains services connected. Gas fired central heating. Ofcom advises that ultrafast broadband is available and mobile coverage via the major providers is likely.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

VIEWINGS

Strictly by appointment through the agent.

DIRECTIONS

From the Penn Inn roundabout in Newton Abbot, take the A381 signposted Totnes. After approximately half a mile, turn right into Old Totnes Road. Continue for a short distance before turning right into Rundle Road. The property will be found after a short distance on the right-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The Granary, Coronation Road,
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk

01803 865454

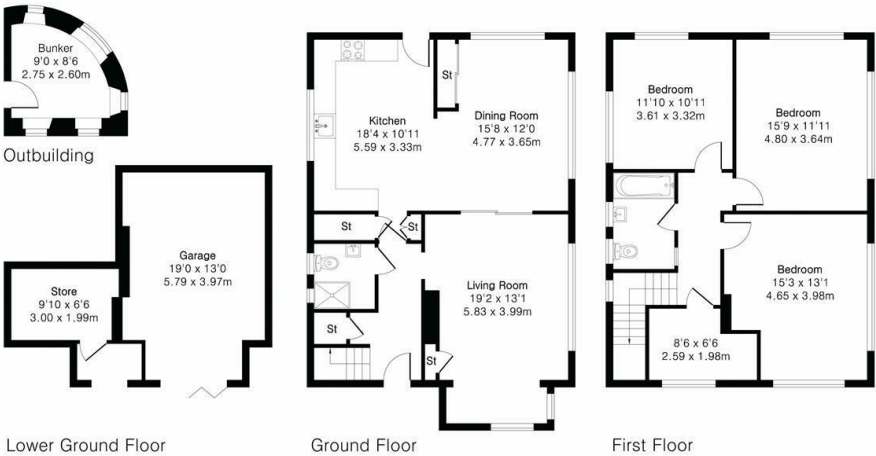
Approximate Gross Internal Area 1804 sq ft - 168 sq m

Lower Ground Floor Area 321 sq ft - 30 sq m

Ground Floor Area 760 sq ft - 71 sq m

First Floor Area 723 sq ft - 67 sq m

Outbuilding Area 66 sq ft - 6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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