



Oakmead



Plymouth 30 miles | Exeter 17 miles |
Newton Abbot 3 miles

A superb four-bedroom family home set in a large plot in a fantastic location that is offered to the market with no onward chain.

- Recently refurbished
- Four double bedroom family home
- Spacious kitchen/dining room
- Master bedroom with ensuite
- Family bathroom with bath and shower
- Spacious plot of around 0.3 acres
- Views down towards Shaldon
- No onward chain
- Freehold
- Council Tax Band F

**Offers In Excess Of
£600,000**

SITUATION

The property is located in a semi-rural area within 5 minutes' drive of the A38 Devon Expressway and is in a secluded position. Sale Hayne is situated 3.5 miles from Newton Abbot which is a market town within easy reach of Totnes and Torquay. There is a cattle market on Wednesday, and general market on Saturdays. There is a mainline railway station in the town providing speedy access to London Paddington, together with a comprehensive range of shopping and recreational facilities, primary and secondary schools, and there are plenty of golf courses within the area. The A381 and A38 provide access to Exeter and the motorway network.

DESCRIPTION

A substantial detached four-bedroom family home in a semi-rural location with superb countryside views. The current owner has recently completed extensive renovations. Oakmead comprises of Kitchen/breakfast room. 2 bathrooms. Large garden with ample parking.

ACCOMMODATION

The property is accessed via a useful boot room which leads into the spacious entrance hallway. The recently refurbished kitchen/dining room has a range of base and wall units with space for an oven with stainless steel extractor fan. The worktops extend beyond the units to create a useful breakfast bar area. Beyond the kitchen space is a dining area with ample space for a large table and seating. Next to the kitchen is the utility space again with base and wall units that leads to the downstairs WC. On the opposite side of the entrance hallway is spacious double aspect sitting room with French doors leading out onto rear patio.

On the first floor there are four double bedrooms. The master is a large room with

a newly fitted ensuite shower room. The bedroom enjoys superb views across Newton Abbot and down towards the sea at Shaldon. The further three bedrooms are good sized doubles and share the family bathroom. The bathroom comprises of bath, corner shower, WC and basin.

OUTSIDE

The property is surrounded by an extensive garden and with ample parking. From the patio there are fantastic countryside views. The five-bar gate allowing access to the drive and a side gate for pedestrian access. From the living room there are double doors that open out onto the veranda again benefitting from splendid views.

SERVICES

Mains gas and electricity. Private water with shared charges payable. Private drainage.

LOCAL AUTHORITY

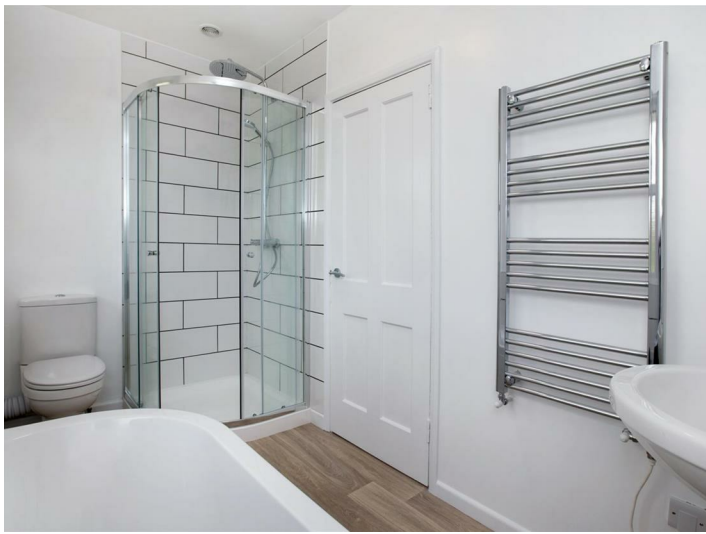
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk

VIEWING

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454

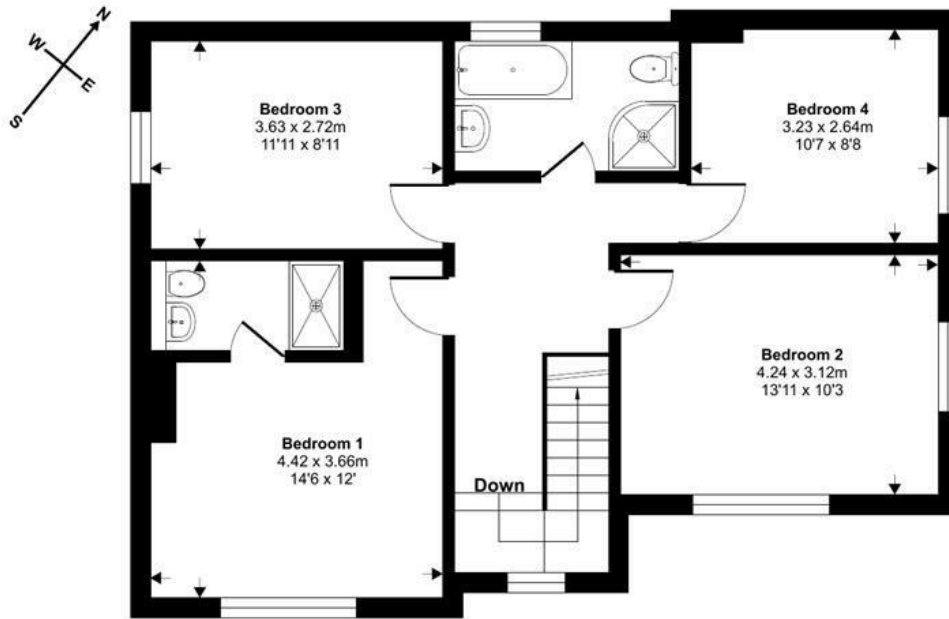
DIRECTIONS

Leave the A38 Devon Expressway at Goodstone junction and follow the signs for Newton Abbot (A383). Continue on this road for approximately two and a half miles and the entrance to Seale Hayne will be found on the left. Follow the road down and around to the left. Proceed along this road passing the over flow car park on your left. Bear left around the bend and you will see the wooden gate for Oakmead on your right. Turn in to the first entrance on the right after the wooden gate. Alternatively you can park in the Sports Hall car park and walk over to the property.



Approximate Area = 1476 sq ft / 137 sq m

For identification only - Not to scale



Second Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 864196

These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		82
(69-80) C	(55-68) D	65	
(50-68) E	(35-54) F		
(1-49) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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