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7 Whitehill Close

7, Whitehill Close, Newton Abbot, Devon TQ12 6QY



Newton Abbot (train station): 1.4 miles  
Teignmouth: 6.5 miles Exeter: 16 miles

A spacious detached property set in a convenient location with excellent transportation links to the town centre and major trunk roads.

- 1970's Detached Family Home
- Private Cul-De-Sac
- Pleasant Views
- 1700sqft of Accommodation
- 4 Double Bedrooms
- 2 Reception Rooms
- Parking and Garage
- Front & Rear Garden
- Freehold
- Council Tax Band F

Guide Price £600,000

#### SITUATION

The property sits on the northern fringes of the town of Newton Abbot enjoying a fine balance between the benefits of urban amenities with the peace of a suburban lifestyle. With excellent transport links in the immediate vicinity including bus links in and out of town a short distance from the front door as well as access to the A38 trunk road and Newton Abbot town centre.

The market town of Newton Abbot offers a 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. 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

7 Whitehill Close is a fine example of a 1970's detached family home, offering extensive accommodation as a versatile family home. The property has retained many of the features synonymous with properties from that era including an open reception space suitable for entertaining coupled with a balance of modern amenities which now offers a great opportunity for further refreshment. With accommodation amassing to over 1,700sqft it offers versatile living arrangements with the option of a fifth bedroom or home office on the ground floor.

#### ACCOMMODATION

The ground floor features versatile reception space currently configured to create separate sitting and dining areas with an open plan element providing a highly social environment suitable for entertaining; the sitting room benefits from sliding doors leading to the rear garden and a gas fireplace while the dining area offers sliding doors to the side of the property.

The kitchen/breakfast room is fitted with a charming wood style wall and base units with space for an oven and fridge freezer, in addition is a breakfast bar providing ample dining space plus double doors opening to the side of the property. Furthermore, the ground floor features a home office or optional fifth bedroom, which can be serviced by a shower room accessed from the entrance lobby consisting of a shower, wash basin and WC.

The first floor features four double bedrooms with the master bedroom enjoying a dual aspect with pleasant views towards the surrounding countryside. The master bedroom is serviced by an

en suite shower room comprising a shower over a corner bath, wash basin and WC set within a vanity unit. The guest bedrooms all enjoy pleasant outlooks of their own, while from the landing is access to the loft, airing cupboard and a family bathroom with a shower over bath, wash basin and WC.

#### OUTSIDE

At the front, a spacious tarmac driveway leads to an integral double garage with an electric metal door, side pedestrian door access and provides ample storage or further parking. Adjacent to the drive, a landscaped area features a lawn with shrubs and trees.

A side path leads to the rear garden, characterized by a generous lawn, shrub borders, and a raised timber decked terrace, perfect for outside seating and dining with scenic countryside views to the Northern aspect.

#### SERVICES

All mains services connected. Gas fired central heating.

#### 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 agents.

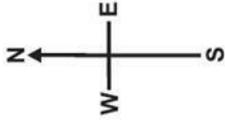
#### DIRECTIONS

From Drumbridges roundabout at the A38 proceed on the A382 for 2 miles towards Newton Abbot passing Stover Golf club/school and Plants Galore. At the roundabout take the second exit straight over the roundabout towards Newton Abbot, pass the car garage on the left-hand side and take the first left into Whitehill Close. Follow the road around to the right and proceed to the end of the Cul-De-Sac where the property can be found on the left-hand side.

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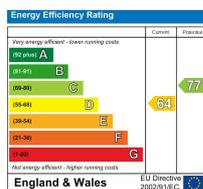


Approximate Area = 1774 sq ft / 164.8 sq m  
 Garage = 361 sq ft / 33.5 sq m  
 Total = 2135 sq ft / 198.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1076241

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