



A rare opportunity to purchase a deceptively spacious, end-terrace, Edwardian family home, with five bedrooms and a courtyard garden, conveniently located

61 Church Road | Newton Abbot | TQ12 1AN





PROPERTY TYPE

End Terraced House
Freehold



SIZE

2,037 sq ft



LOCATION

Town



AGE

Edwardian (1901 - 1910)



BEDROOMS

5



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

61 (D)



COUNCIL TAX BAND

C



in a nutshell...

- Spacious Edwardian End of Terrace Family Home
- Five Bedrooms
- Modern Kitchen/Diner
- Family Room, Living Room & Drawing Room/Study
- Cloakroom & Bathroom
- Beautiful Low Maintenance Courtyard Garden
- Close to Local Shops, Parks, Railway Station & Amenities
- On Road Parking Available





the details...

A rare opportunity to purchase a deceptively spacious, end-terrace, Edwardian family home, with five bedrooms and a courtyard garden, conveniently located a short walk from the shops, parks, railway station and amenities, in the popular market town of Newton Abbot.

This substantial property is arranged over three floors offering spacious and versatile accommodation, ideal for a family. It is beautifully presented throughout with light and neutral décor, feels warm and welcoming with gas central heating and a wood-burning stove, and has period charm in abundance with character features such as bay windows, generous room sizes with high ceilings, coving, ceiling roses and picture rails, sash windows, elegant staircases, and possibly original working fireplaces in most rooms.

The accommodation comprises of, on the entrance floor, a vestibule, an entrance hallway with a staircase to the first floor, a convenient cloakroom, a spacious living room with a fireplace and a wonderful bay window to the front filling the room with light, a generously sized drawing room/study with a feature fireplace, perfect for those working from home, and a double bedroom with a window to the rear and a large cupboard that has provisions to become an ensuite, fitted wardrobes, and a cupboard containing the combi-boiler.

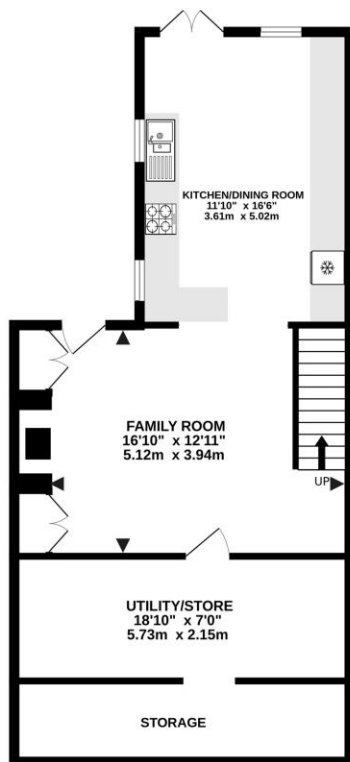
Downstairs, there is a fabulous family room with an elegant porcelain tiled floor, a door to the garden and a fireplace with a multi-fuel stove that makes a lovely focal point for the room with cupboards built into the recesses on either side of the chimney breast, a wonderful modern kitchen/dining room with a modern fitted kitchen that has loads of cupboard and worktop space, a fan-oven, gas hob and an integrated fridge/freezer, and space with plumbing for a dishwasher, washing machine and additional appliances. There is plenty of room for a dining table and seating, perfect for any occasion, and French doors that extend the inside space outside into the garden. Also on this floor is a large utility/storeroom with lights and power. On the top floor, there are four light and airy bedrooms, three doubles with feature fireplaces, one with a bay window, and a single, and a family bathroom containing a bath with a shower above, a basin and a WC.

Outside, the rear courtyard garden is charming and great for alfresco dining or a barbecue, and fully enclosed it is safe for children and pets. It is beautifully landscaped to create a wonderful, minimal maintenance outside space with a tiled terrace, borders of slate shingle and planters with all kinds of plants, flowers and vines, and a gate at the rear provides alternative access onto a service lane. Parking is on-road where a residents' permit scheme is in operation.

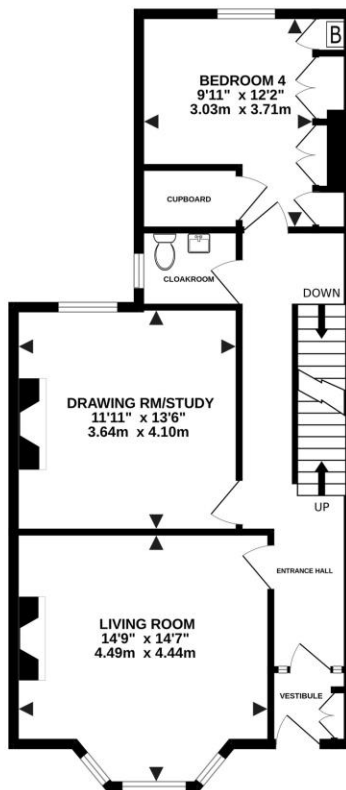


the floorplan...

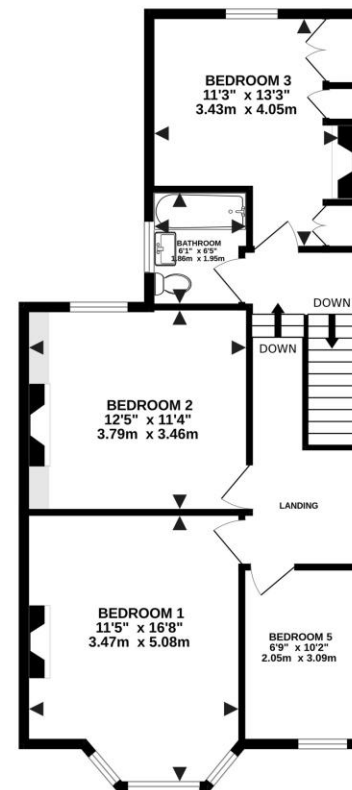
LOWER GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 2037 sq.ft. (189.3 sq.m.) approx.

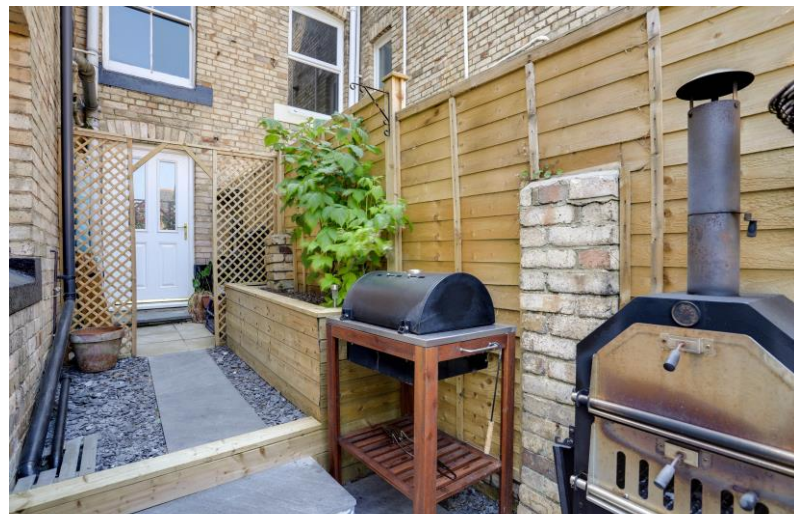
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



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the location...

The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

Shopping

Late night pint of milk: Sainsburys Local 0.4 mile
Town centre: Newton Abbot 0.4 mile
Supermarket: Aldi 0.4 mile

Relaxing

Beach: Teignmouth 6.3 miles
Park: Powderham Park: 0.6 mile
Newton Abbot Leisure Centre: 1.1 miles
Dainton Golf Club: 2.9 miles

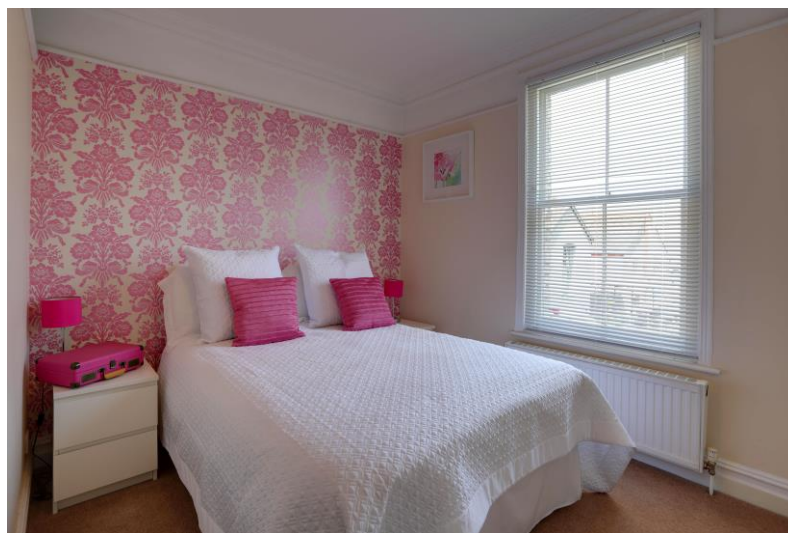
Travel

Train station: Newton Abbot 0.4 mile
Main travel link: A380 0.5 mile
Airport: Exeter Airport 20.6 miles

Schools

Bradley Barton Primary School: 1.6 miles
Coomeshead Academy: 1.1 miles
Newton Abbot College: 0.9 mile
Stover School: 3.2 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ12 1AN**





Need a more complete picture? Get in touch with your local branch...

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