



A substantial, grade 2 listed Victorian terraced family home with six double bedrooms, a cellar, an enclosed garden and parking, conveniently located in Devon Square, a short walk from the parks, shops, railway station, and amenities

14 Devon Square | Newton Abbot | TQ12 2HR





PROPERTY TYPE

End Terraced House  
Freehold



SIZE

2,930 sq ft



LOCATION

Town



AGE

Grade 11 Listed - Victorian  
(1837 - 1901)



BEDROOMS

6



RECEPTION ROOMS

1



BATHROOMS

3



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

43 (E)



COUNCIL TAX BAND

E



### in a nutshell...

- Grade II Listed Victorian Family Home
- Accommodation Organised Over Three Floors
- Six Double Bedrooms
- Spacious Modern Kitchen/Dining Room
- Generous Living Room with Marble Fireplace
- Cloakroom & Two Bathrooms
- Large Cellar
- Low Maintenance Rear Garden
- Off Road Parking





## the details...

A rare opportunity to purchase a substantial, grade 2 listed, Victorian, terraced family home, with six double bedrooms, a cellar, an enclosed garden and parking, conveniently located in Devon Square, a short walk from the parks, shops, railway station, and amenities, in the popular town of Newton Abbot.

Inside, it is well-presented with light and neutral décor throughout, feels warm with gas central heating, and is arranged over three floors providing spacious and versatile accommodation ideal for a family. It has bags of period features including generous room sizes with high ceilings, coving, picture rails, and deep skirting boards, and sash windows with shutters.

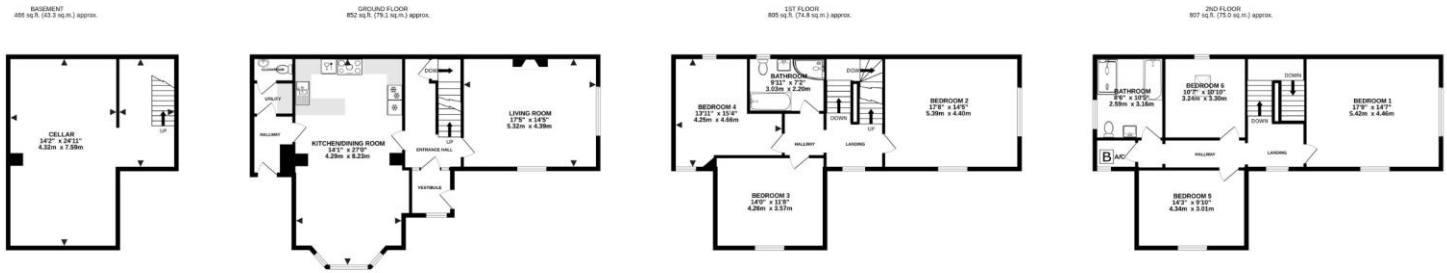
The accommodation comprises of an entrance vestibule leading into an entrance hallway with a staircase rising to the upper floors, and with a door at the rear providing access onto a staircase down into the large cellar that provides extensive dry storage, a fabulous, open-plan kitchen/dining room with a modern fitted kitchen in gloss-cream and purple, with solid-oak worktops, a range cooker, an integrated dishwasher, larder fridge, and full-height freezer, and a wonderful dining area that has a bay window filling the room with light, perfect for dinner party or family celebration, a rear hallway with a door to the garden, a utility room with plumbing for a washing machine and other white goods, and a convenient ground floor cloakroom with a WC and basin, and completing the ground floor is an impressive living room, filled with light from dual-aspect sash windows, and with an elegant marble fireplace, fitted with a living-flame gas fire, that makes a wonderful feature and focal point for the room.

Upstairs, on the first floor there are three spacious, light and airy double bedrooms, and a family shower room with a modern suite comprising of a rainfall shower, a centre fill bath, a pedestal basin, a WC and a heated towel rail, and the elegant original staircase continues up to the top floor where there are three further light and airy double bedrooms, the master with dual-aspect windows and fabulous views over the town, an airing cupboard containing a gas combi-boiler, and another family bathroom with rainfall shower, a centre-fill bath, a WC, a basin, and a heated towel rail.

Outside, rear garden is a decent size and is fully enclosed making it child and pet friendly. It is low maintenance with paving and a terrace of timber decking, creating a wonderful outside space for entertaining, be it alfresco dining or a barbecue, and a gate provides alternative access to the parking area where there is space for at least four cars. At the front of the property is a formal lawn with a dwarf hedge border and a eucalyptus tree. A viewing is essential to fully appreciate all that this impressive property has to offer.



# the floorplan...



**TOTAL FLOOR AREA : 2930 sq.ft. (272.2 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 as to their operability or efficiency can be given.  
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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: Sainsbury's Local 0.2 mile  
Town centre: Newton Abbot 0.2 mile  
Supermarket: Asda 0.7 mile

## Relaxing

Beach: Teignmouth 6.5 miles  
Park: Courtenay Park 0.1 mile  
Newton Abbot Leisure Centre: 0.8 mile

## Travel

Bus stop: Queen Street 0.2 mile  
Train station: Newton Abbot 0.3 mile  
Main travel link: A380 0.6 mile  
Airport: Exeter 20 miles

## Schools

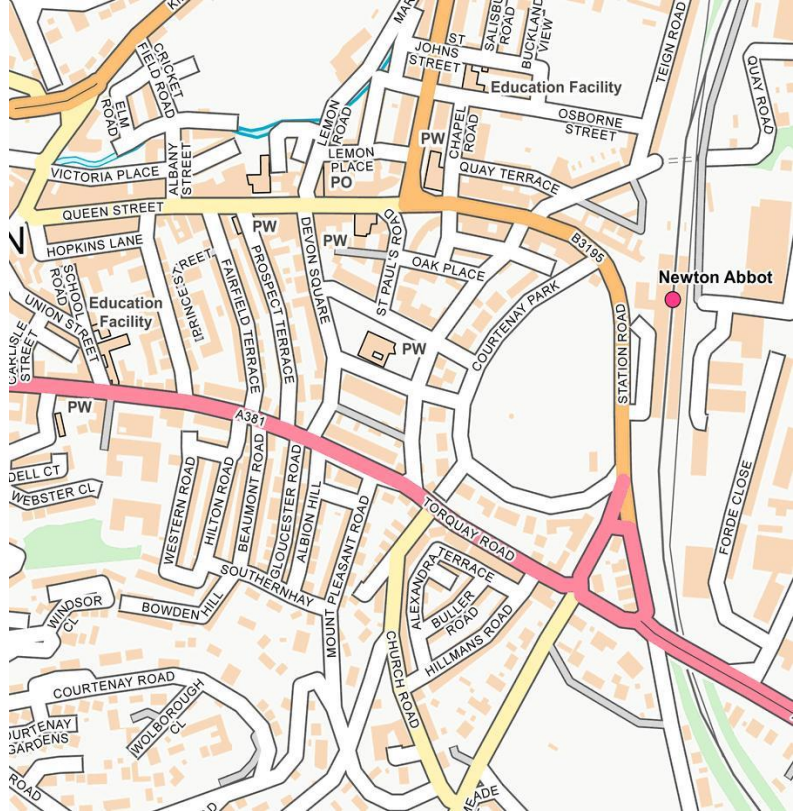
Wolborough C of E Primary School: 0.2 mile  
Coomeshead Academy: 0.9 mile  
Newton Abbot College: 0.7 mile

Please check Google maps for exact distances and travel times.

**Property postcode: TQ12 2HR**

## how to get there...

By foot from our Newton Abbot office on Queen Street, cross the road and proceed up Devon Square. At the junction, turn left and at the end of the road turn right. The property can be found on the right hand side.





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

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