



Immaculately presented three bedroom Victorian terraced house.

3 Bowden Hill | Newton Abbot | TQ12 1BH





PROPERTY TYPE  
Terraced House



SIZE  
839 sq ft



TOWN LOCATION



AGE  
Victorian (1837 - 1901)



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
1



CENTRAL HEATING  
...



PARKING  
Permit Parking



OUTSIDE SPACE  
Garden



EPC RATING  
D



COUNCIL TAX BAND  
B



### in a nutshell...

- Chain Free
- Immaculate Condition Throughout
- Popular Residential Location
- Walking Distance to Train Station
- Close to Newton Abbot Town Centre







## the details...

### PROPERTY DESCRIPTION

Inside, it is beautifully presented with light and neutral decor throughout, and it feels warm and welcoming with gas central heating and double-glazing.

The accommodation briefly comprises, an entrance hallway with a staircase to the first floor, a fabulous living room with a window to the front, and a living-flame gas fire that makes a lovely feature and focal point for the room, and with French doors leading into a good-sized, modern kitchen/diner that has plenty of worktop and cupboard space, a gap for a cooker, floor space for an upright fridge/freezer, and plumbing beneath the stairs for a washing machine. There is a rear lobby with storage and a back door to the courtyard garden, and a ground-floor shower room with a modern shower, WC, basin, and a heated towel rail.

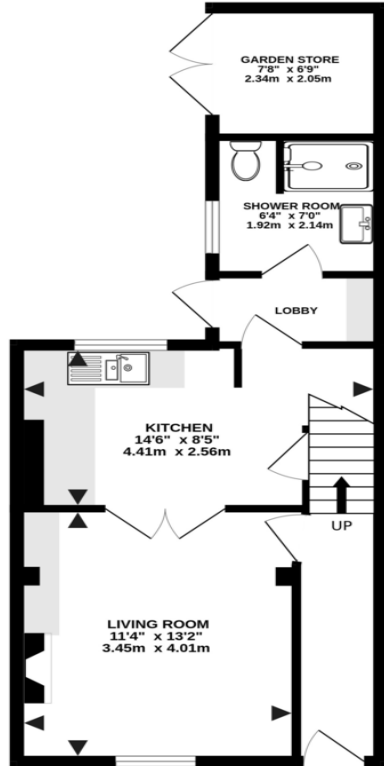
Upstairs, there are three excellent bedrooms, two doubles, and a Kingsize double with a large, fitted wardrobe and a window to the front.

Outside, the courtyard garden requires minimal maintenance with gravel and artificial grass, and makes a great outside space for a barbecue, and fully enclosed, it is safe for children and pets. There is a useful garden store providing extensive storage, an outside tap for convenience, and a gate at the rear provides alternative access to an access lane. Parking is on-road at the front of the terrace, where a residents' permit scheme is in operation.

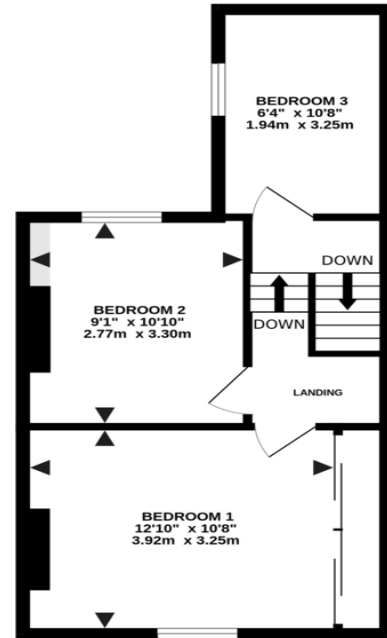


# the floorplan...

**GROUND FLOOR**  
441 sq.ft. (41.0 sq.m.) approx.



**1ST FLOOR**  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 sq.m.) approx.

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