



32 Bowden Hill, Newton Abbot - TQ12 1BH

£200,000 Freehold

3 Bedroom End Of Terrace • Entrance Way With WC • Kitchen With Sliding Doors To Roof Terrace • Living Room • Part-Tiled Bathroom • Multi Purpose Ground Floor Room • Single Garage • Parking To Front Of Property


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 1 Bank Street
Newton Abbot TQ12 2JL



Introducing this three bedroom end of terrace property, situated in a sought-after location with commanding views of the surrounding area.

Upon entry, you're greeted by an entrance hall leading to a staircase that ascends to the first floor. The ground floor also features a convenient WC for added practicality.

The heart of the home lies in the lounge, offering a wonderful setting to relax and unwind while enjoying the views of the town and beyond. The kitchen/diner is of a very convenient design, equipped with a range of fitted base and wall-mounted units, complemented by black worktops.

Additionally, the kitchen houses a stainless-steel sink and built-in electric oven, alongside a 4-ring halogen hob with an extractor fan above. Sliding patio doors open out to a balcony, inviting natural light to flood the space.

Amongst the three bedrooms, Bedroom 1 offers a fitted wardrobe and a picturesque view of the town. This view can also be enjoyed from the second Bedroom. Bedroom 3 provides versatile living options, ideal for a home office, nursery, or guest room.

Also present on the uppermost floor is a bathroom with a WC, part-tiled walls and a bath, ideal for unwinding after a long day.

The property further benefits from a single garage, offering flexibility for storage or secure parking. A separate store room provides ample space for a studio or workshop, a games room or general storage needs, or could be well suited to any number of uses, helpfully catering to various lifestyle preferences.

In summary, this property presents a rare opportunity to own a well-appointed home in a prime location, offering a tempting blend of modern convenience, captivating views, and highly versatile living spaces. Contact us today to schedule a viewing and see firsthand the potential of this great opportunity.

Measurements

Ground Floor Room

5.15m x 5.02m (16'9" x 16'5")

Garage

4.57m x 2.46m (15'0" x 8'10")

Downstairs WC

1.25m x 0.97m (4'11" x 3'2")

Kitchen

5.05m x 2.36m (16' 7" x 7' 9")



Lounge

5.05m x 3.28m (16' 7" x 10' 9")

Bedroom 1

3.33m x 2.74m (10' 11" x 9' 0")

Bedroom 2

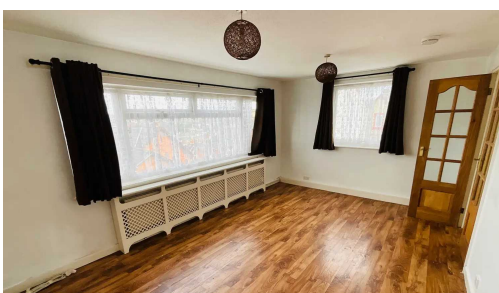
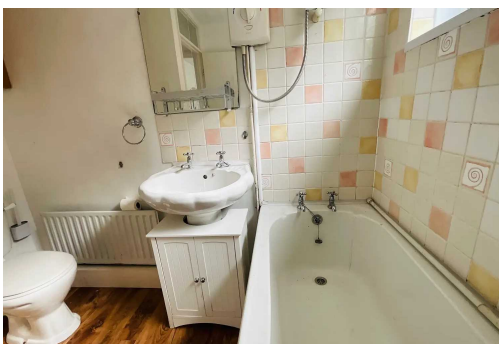
2.24m x 2.36m (7' 4" x 7' 9")

Bedroom 3

2.39m x 3.10m (7' 10" x 10' 2")

Bathroom

1.80m x 2.41m (5' 11" x 7' 11")

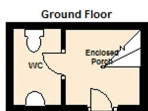
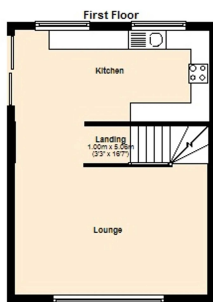
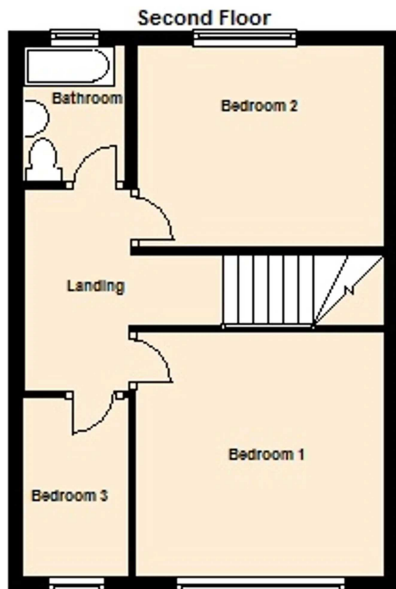


A 3 bedroom end of terrace house with excellent views over the surrounding area. Hallway, cloakroom, lounge, kitchen/diner, 3 bedrooms and bathroom. the property also benefits from gas central heating, double glazing, store room and garage.

Located in the market town of Newton Abbot, walking distance from the town centre. Local amenities include a wide range of shops, bars, restaurants, supermarkets, doctors, chemists and hospital. The mainline train station has direct rail links to London. The A38 is a short drive away and has good transport links to Plymouth, Exeter and the M5 motorway.

Single Garage for parking or for storage.

Roof Terrace



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important Information

Teignbridge Council Tax Band - B (£1815 per year)

EPC Rating - D

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

Mains Gas, Mains Electric, Mains Sewerage, Mains Water Connected

The property is freehold.