



114 ASHBURTON ROAD

Newton Abbot TQ12 1RJ

complete.

thoroughly good property agents



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Situated a short distance from Newton Abbot, this three bedroom detached home offers a delightful balance of character and practicality. The home is stone built with some retained classical details. It features a modern kitchen with a utility room, a lounge, a dining room, three bedrooms, a dressing room, an en-suite to the master bedroom, a garden, a double garage and off-road parking.

- Detached victorian style stone built Home
- Corner plot with plenty of parking
- Double garage (potential to convert)
- Modern kitchen lounge and dining room
- Three bedrooms and dressing room
- Bathroom, shower room and cloakroom
- Garden areas
- Close to Newton Abbot town centre

A well-presented property, with some traditional features and a modern upgraded interior.



Detached home



Town location



3 double bedrooms



3 Bathrooms



3 Reception rooms



Double garage, off-road parking



Maintained garden



Council tax band: G



Rating: D



STEP INSIDE

The Victorian/Georgian-style home is set back from the road with a fenced and gated frontage, which provides privacy. There is plenty of off-road parking around the driveway with a double garage that, subject to planning permission, could allow for a conversion into an annexe.

The pathway leading to the front door consists of reclaimed granite flagstones, which match the character of the stone building.

As you enter, you step into an open-plan hallway that leads directly into the kitchen area. The modern kitchen features a reclaimed granite breakfast bar, work surfaces, plenty of storage cupboards, a double oven, a gas hob, and a

cooker hood. This space is open-plan to a lounge area with a fabulous fireplace made from reclaimed granite and stone. Large double-glazed picture windows overlook the front entrance, bringing in plenty of light and creating a cosy family area. Additionally, a utility room and a ground floor cloakroom are separated from the kitchen.

A dual-aspect dining room, perfect for hosting dinner parties, provides an additional, more formal area away from the kitchen. There is also an additional living room separate from the kitchen. It is a dual-aspect room with windows overlooking the front and side gardens. It also features an open fireplace, a perfect quiet space to relax and unwind.



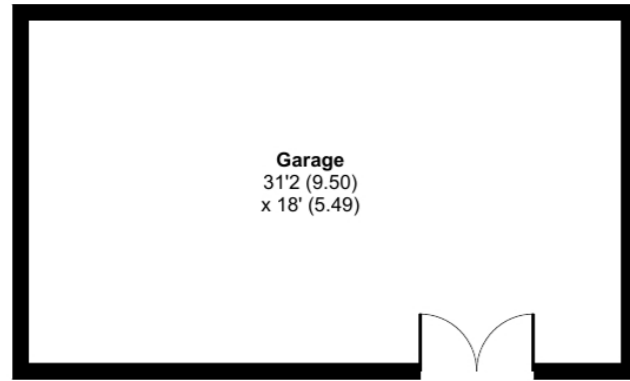
UPSTAIRS

From the hallway, the staircase leads you up to the first floor landing area, which branches off to the left and right. Leftwards, there is a second double bedroom and a modern shower room to the rear, and another double bedroom with an en-suite modern bathroom overlooking the front. On the right side of the landing area, there is a third double bedroom with a dressing room attached, completing the spacious upstairs accommodations.

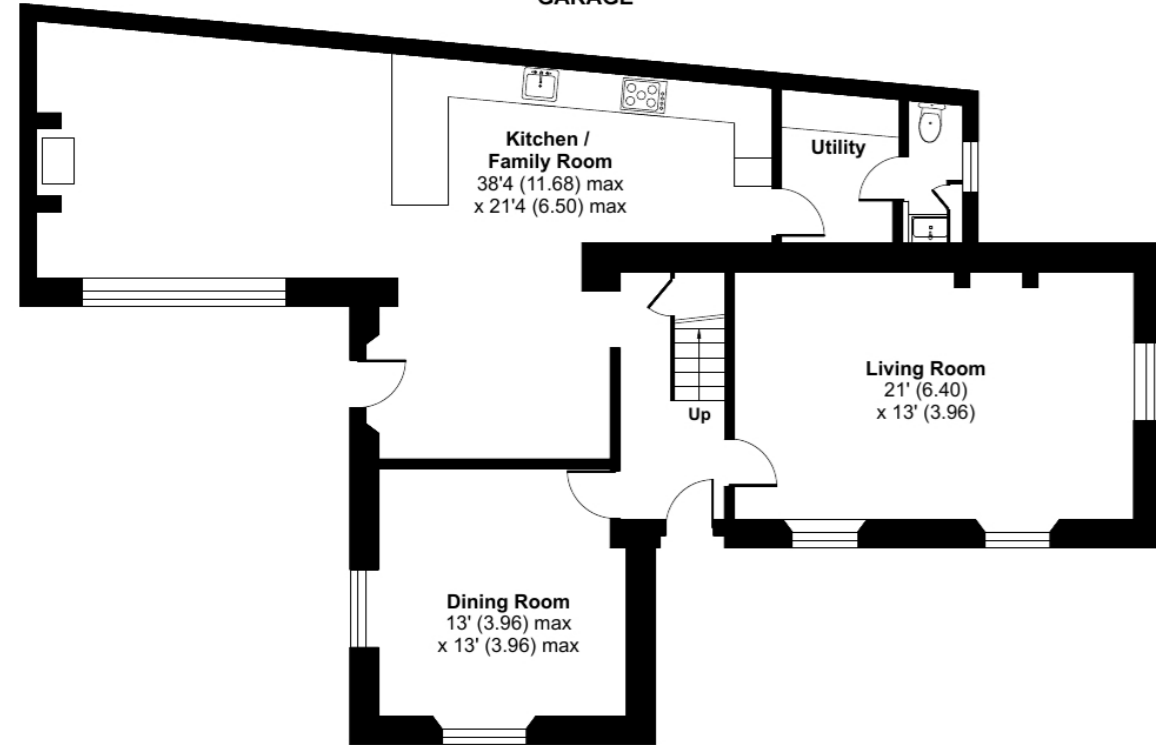
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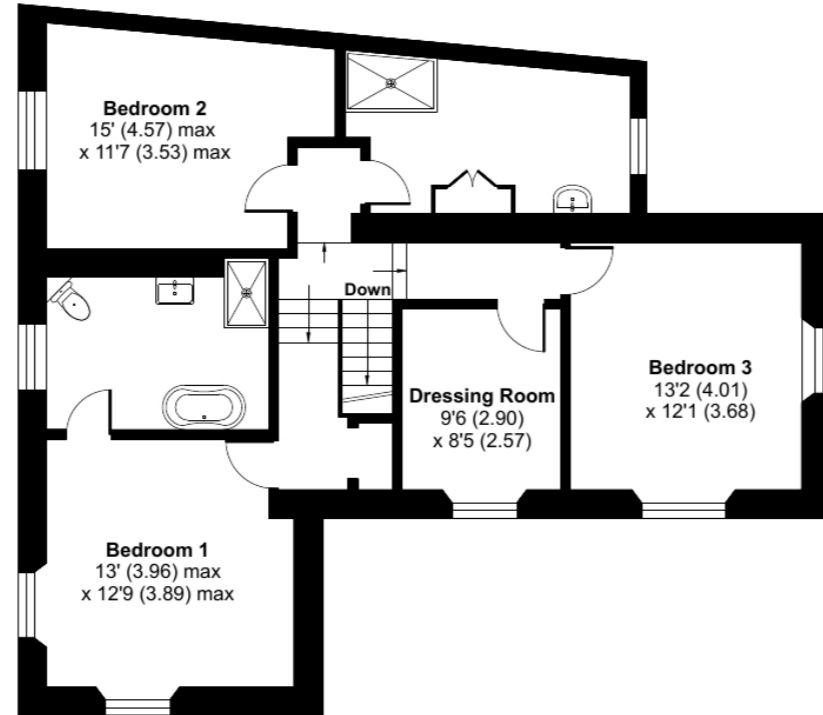
TOTAL APPROXIMATE FLOOR AREA
2712 SQ FT/ 251.9 SQ M



GARAGE



GROUND FLOOR



FIRST FLOOR



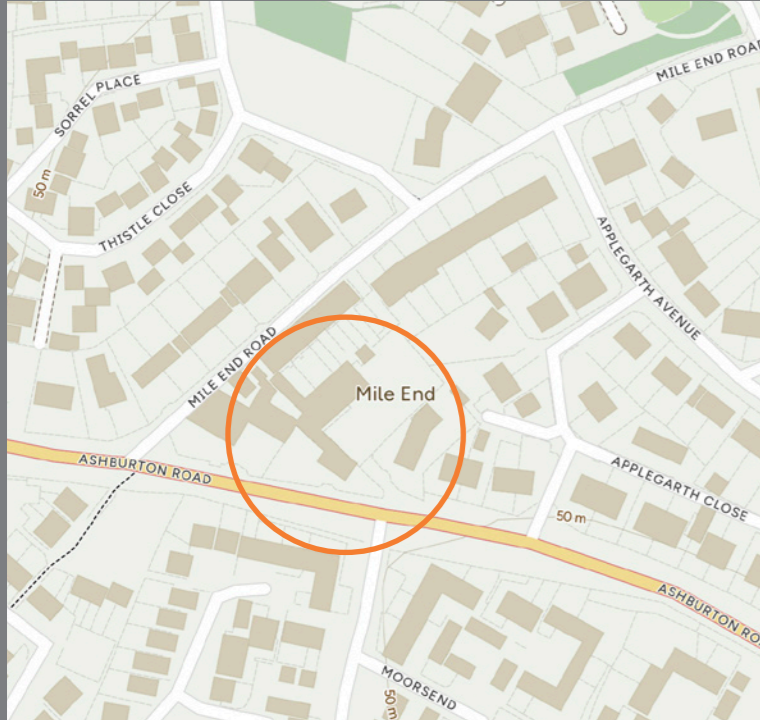
OUTSIDE

Outside there is a lawned garden area which sits to the side of the property. A tarmac driveway wraps around the front, providing plenty of parking.

The property is situated near Newton Abbot town centre, with easy access to a local bus route and the rail station. The station provides links to Exeter, Plymouth, Cornwall, and London. Local schools, shops, and amenities are all conveniently located nearby.

Whilst every attempt has been made to ensure the accuracy of the floor plans 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.

LOCATION



The property is located in the bustling market town of Newton Abbot, which provides a wide range of amenities such as primary and secondary schools, various shops and supermarkets, cafes, restaurants, a racecourse, a hospital and pubs. Newton Abbot is well connected, with a mainline Railway Station to London Paddington and easy access to the Devon Expressway and the M5.

SCHOOLS

Primary

Bradley Barton Primary School:	0.6 miles
St Joseph's Catholic Primary School:	1.0 mile
Highweek Primary School:	1.1 miles

Secondary

Coombeshead Academy:	0.9 miles
Newton Abbot College:	1.2 miles

Private

Stover School:	2.4 mile
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THINGS TO DO

Stover Golf Course:	2.8 miles
Decoy Country Park:	3.1 miles
Teignmouth Beach:	7.8 miles
Dartmoor (Haytor Rocks):	9.1 miles

TRANSPORT

Train station:	2.4 miles
A38:	3.0 miles
M5:	13 miles
Exeter Airport:	19.5 miles

Distances are approximate, please check Google maps for exact distances and travel times. **Property postcode: TQ12 1RJ**



Get in touch with Complete Newton Abbot to find out more and to book your viewing:

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e: newton@completeproperty.co.uk

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