



## 33 Prospect Terrace, NEWTON ABBOT

£320,000 Freehold

Victorian Semi-Detached House • Four Double Bedrooms • Main Bedroom with En Suite • Spacious Lounge • Separate Dining Room • Kitchen/Breakfast Room • Family Bathroom & Downstairs Cloakroom/WC • Off Road Parking • Courtyard Garden • Walking Distance into Town

### Contact Us...

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the key to your home



Step through the charming wooden door with a Victorian Butler doorbell into the welcoming entrance vestibule, featuring a coved ceiling, deep skirting boards, and dado rail. A stained-glass door leads to the hallway with similar details, stairs to the first floor, and an overhead storage cupboard.

The spacious lounge offers a cosy retreat with a UPVC window, original shutters, and double doors to the courtyard garden. It includes an ornate Victorian ceiling, a log burner with a tiled hearth, recessed shelving, and a radiator.

The elegant dining room has a front-facing UPVC window with shutters, a coved ceiling, picture rail, and a cast-iron fireplace with a tiled surround.

The modern kitchen includes base and wall-mounted cupboards, a stainless-steel sink, space for a range cooker, fridge/freezer, and plumbing for a dishwasher. It also features a UPVC window and radiator.

The utility room offers space for a washing machine and tumble dryer, plus a wall-mounted cupboard, work surface, and radiator.

The rear porch has double-glazed windows, a door to the courtyard, and built-in storage for coats and shoes.

On the first floor, the split landing leads to the main landing with a radiator and a rear-facing window. The spacious main bedroom with en-suite has front-facing windows, an ornate ceiling, and a feature fireplace. The en-suite includes a shower cubicle, WC, and vanity wash basin.

Bedroom two offers a front-facing window, built-in cupboard, and feature fireplace. Bedroom three has a rear-facing window, built-in shelving, and a decorative fireplace. Bedroom four includes a side-facing window, a wash hand basin, and access to the loft.

The family bathroom features a four-piece suite, including a bath, shower cubicle, WC, and contemporary wash basin, plus a chrome ladder radiator and a UPVC window.

Lounge - 19' 11" x 12' 1" (6.07m x 3.68m)

Dining Room - 13' 7" x 12' 5" (4.14m x 3.78m)

Kitchen/Breakfast Room - 17' 7" x 11' 0" (5.36m x 3.35m)

Bedroom – 10' 8" x 16' 2" (3.25m x 4.93m)

Bedroom – 13' 7" x 12' 5" (4.14m x 3.78m)

Bedroom – 8' 11" x 12' 11" (2.72m x 3.94m)

Bedroom – 13' 4" x 11' 0" (4.06m x 3.35m)

## Useful Information

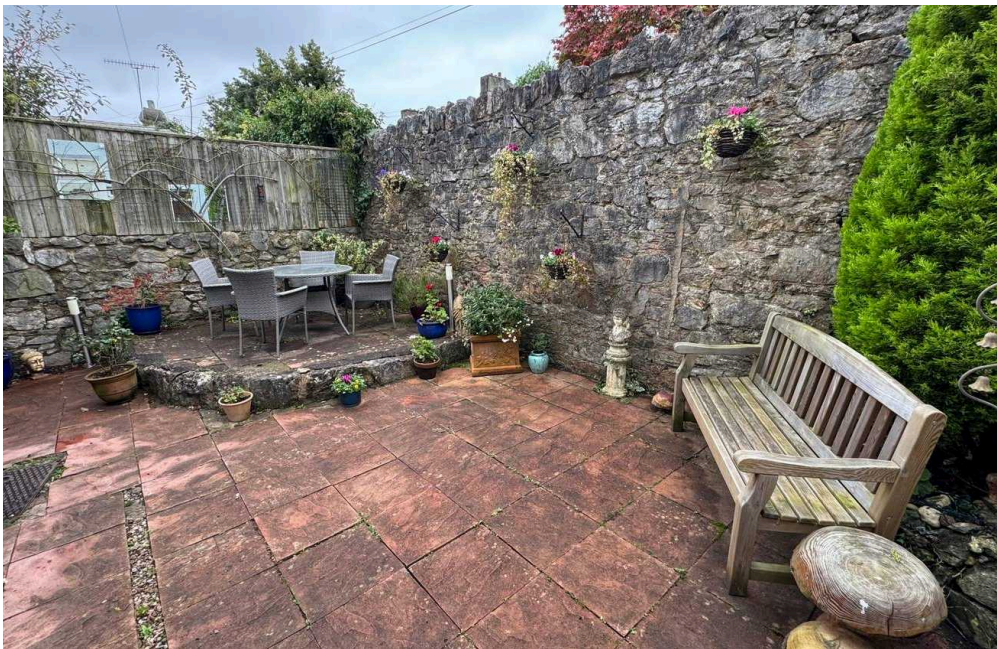
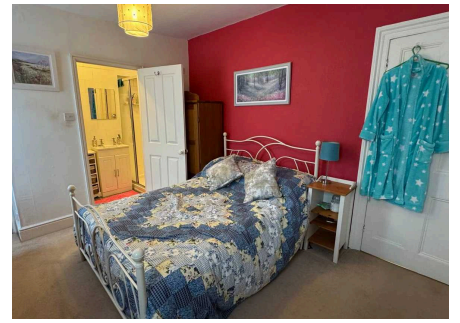
Broadband Speed 1000Mbps (According to OFCOM)

Teignbridge Council Tax Band C (£2193.90 per year)

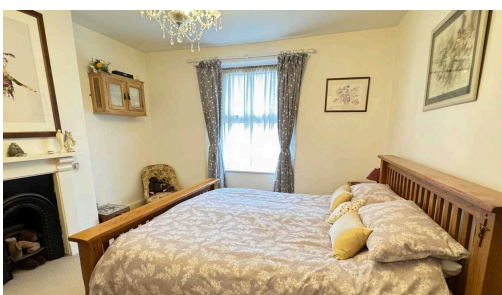
EPC Rating D

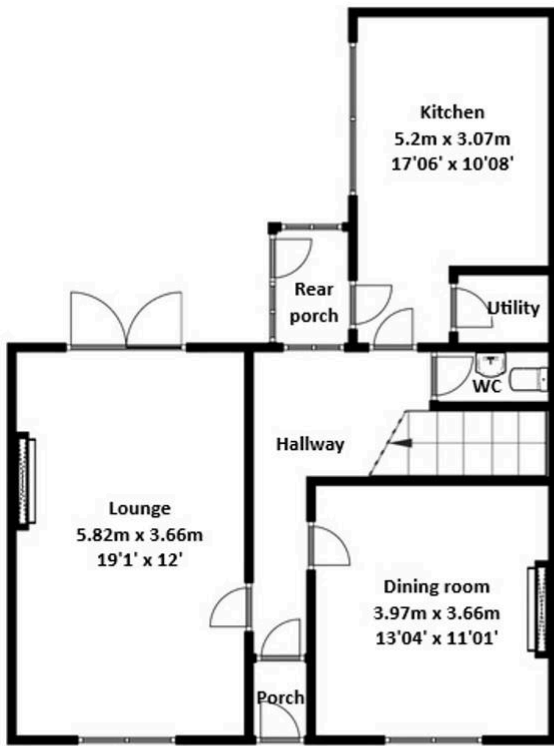
Mains Gas, Mains Electric, Mains Water and Mains  
Sewerage Supplied

The property is freehold



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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 will be taken for any error, omission or mis-statement. The plan is for illustration purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		49
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	