



## 1 Imperial Mews, NEWTON ABBOT

£289,000 Freehold

3/4 Double Bedrooms • End Of Terrace Townhouse • Close To Town Centre • Allocated Parking • Courtyard Garden • Two Bathrooms • Modern Kitchen • Utility/Sun Room • Lounge/Diner • Ample Storage

### Contact Us...

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Situated just a short walk from the vibrant centre of Newton Abbot, this generously proportioned three-storey townhouse offers an excellent opportunity for families or professionals seeking flexible living space in a convenient location.

Thoughtfully designed and well-maintained, the property blends modern finishes with practical layouts, creating a home that is both functional and stylish.

On arrival, the entrance hallway sets a welcoming tone, leading through to the main living accommodation and stairs to the upper floors. The ground floor is home to a spacious lounge/diner, filled with natural light and offering ample room for both relaxation and dining. Patio doors open directly onto a private rear courtyard, creating a seamless flow between indoor and outdoor living spaces—ideal for entertaining guests or enjoying quiet mornings in the fresh air.

Beyond the lounge/diner, the contemporary kitchen is fully fitted with a range of integrated appliances, high gloss grey and white wall and base units, and striking white worktops that provide a clean, modern aesthetic. The layout has been designed with both functionality and style in mind, ensuring a practical workspace for everyday cooking and family meals. The kitchen opens into a dedicated utility room with further space for appliances, additional storage, and a convenient external door providing access to the courtyard.

The first floor comprises two well-sized double bedrooms, one of which enjoys dual aspect windows, enhancing the sense of space and natural light. A modern family bathroom serves this floor, featuring a full-sized bath with a shower over, a WC, and a wash hand basin—all finished to a high standard.

The second floor offers a unique and adaptable space that was originally a larger-than-average double bedroom. This room has since been thoughtfully reconfigured to incorporate an additional double bedroom within the space, making it ideal for families with younger children who want them close by, or for those who need a separate area for a home office or guest room. Despite the reconfiguration, the main bedroom still feels spacious and benefits from good built-in storage. It also boasts a stylish en-suite shower room with a large quadrant shower cubicle, WC, and wash hand basin, providing a private retreat at the top of the house.

Throughout the property, modern double glazing and gas central heating ensure comfort and energy efficiency, while the layout and finish make the home move-in ready. The rear courtyard is fully enclosed and low maintenance, offering a private space to enjoy year-round. Set in a desirable residential area, this townhouse is within easy reach of Newton Abbot's town centre amenities, including a range of shops, cafes, schools, parks, and excellent transport links.

## Measurements

Lounge/Diner - 15'6 x 14'2 (4.73m x 4.33m)

Kitchen - 18'8 x 7'10 (5.70m x 2.38m)

Utility - 8'11 x 8'9 (2.72m x 2.66m)

Bedroom - 19'3 x 10'9 (5.88m x 3.28m)

Bedroom - 15'2 x 7'9 (4.63m x 2.35m)

Bedroom - 13'0 x 9'4 (3.95m x 2.84m)

Bedroom - 13'0 x 9'0 (3.95m x 2.75m)



## Important Information

Broadband Speed - Ultrafast  
1800 Mbps (According to  
OFCOM)

Teignbridge Council Tax Band  
C (£2299.64 2025/2026)

EPC Rating C

Mains Gas, Electric, Water and  
Sewerage Supplied

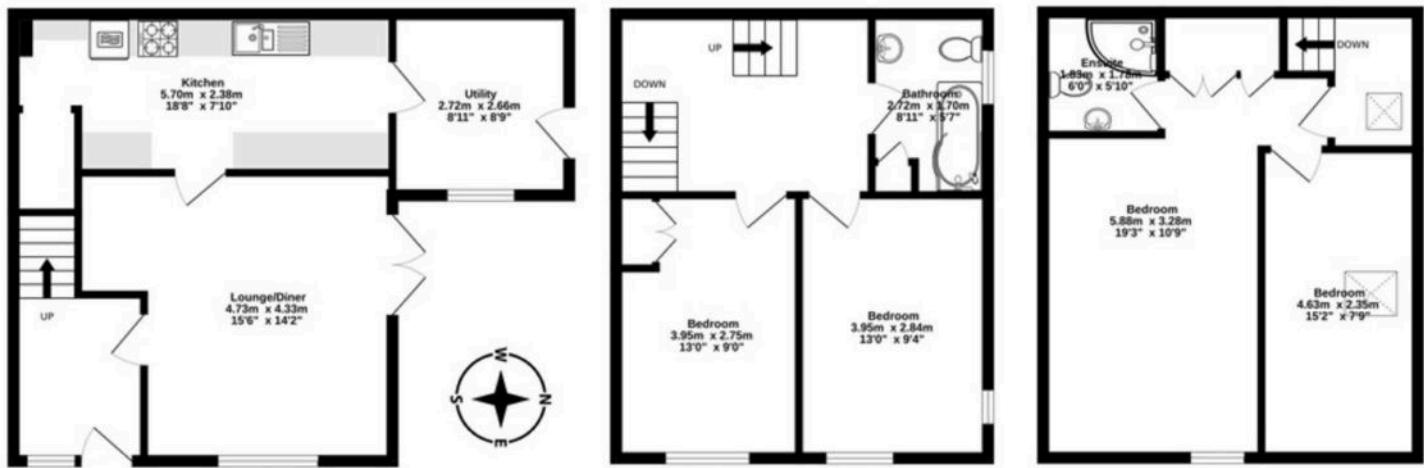
The Property Is Freehold



Ground Floor  
45.4 sq.m. (488 sq.ft.) approx.

1st Floor  
37.3 sq.m. (401 sq.ft.) approx.

2nd Floor  
37.7 sq.m. (406 sq.ft.) approx.



**TOTAL FLOOR AREA : 120.3 sq.m. (1295 sq.ft.) 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	85
(69-80)	<b>C</b>	76
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		