



END TERRACE HOME

52 East Street | Newton Abbot | TQ12 1AQ - £260,000





PROPERTY TYPE  
End Terrace



SIZE  
1317 Sq Ft



LOCATION  
Town Centre



AGE  
Period



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas



PARKING  
Permit Parking



OUTSIDE SPACE  
Rear Garden



EPC RATING  
E



COUNCIL TAX BAND  
B



### in a nutshell...

- CHARACTER FEATURES
- BRIGHT AND LIGHT ACCOMMODATION
- THREE DOUBLE BEDROOMS
- KITCHEN BREAKFAST ROOM
- STUNNING BATHROOM
- SOUTH FACING REAR GARDEN
- BEAUTIFULLY PRESENTED
- GAS CENTRAL HEATING
- GRADE II LISTED



## the details...

Located in the very heart of Newton Abbot town centre, this captivating character home effortlessly blends period charm with thoughtfully updated living spaces, creating a warm and inviting home full of personality.

From the moment you step through the front door, you are greeted by a sense of space and light. The generous lounge is beautifully proportioned, with a striking bay window that floods the room with natural daylight while adding architectural interest. The gas fireplace provides an attractive focal point, creating a cosy and intimate atmosphere during the cooler months, the perfect setting for relaxing evenings or entertaining guests.

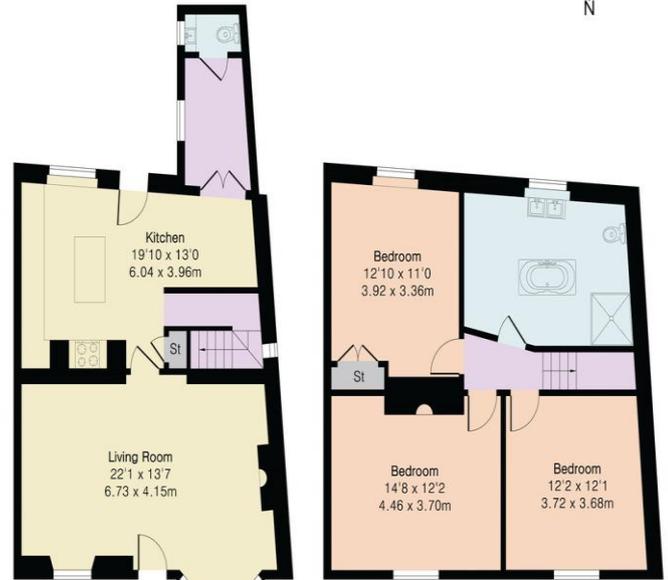
To the rear, the home opens into a stunning open plan kitchen diner, truly the heart of the property. Designed with both practicality and style in mind, this impressive space features a comprehensive range of wall and base units complemented by ample worktop space. A central island with an inset Belfast sink provides a sociable focal point, ideal for casual dining, food preparation, or gathering with family and friends. There is generous space for a Rangemaster style cooker, alongside an integrated dishwasher for modern convenience. Character features and thoughtful finishes give the room a unique charm, while the layout offers excellent flow for day to day living and entertaining alike.

Leading off the kitchen is a highly practical utility room, providing additional storage and workspace, along with access to a conveniently positioned downstairs WC, an invaluable addition for busy households.

**Approximate Gross Internal Area 1317 sq ft - 122 sq m**

Ground Floor Area 628 sq ft - 58 sq m

First Floor Area 689 sq ft - 64 sq m



Ground Floor

First Floor



## the details...

A charming stable door opens out from the kitchen onto a delightful south facing courtyard, a true suntrap and an idyllic spot for morning coffee or alfresco dining. The outdoor space has been cleverly arranged to offer multiple seating and entertaining areas. The courtyard connects via side access to the front of the property, while a gated entrance leads through to the rear garden. Here, a paved patio provides the perfect setting for summer gatherings, with steps rising to a stylish composite decked terrace that enjoys elevated views over the garden. An additional wooden decked area and useful storage shed complete this low maintenance yet highly versatile outdoor retreat.

Upstairs, the property continues to impress with three well proportioned double bedrooms. Each room is bright and airy, with ample space for freestanding furniture, making them both comfortable and flexible to suit a variety of needs, whether as bedrooms, a home office, or guest accommodation.

The family bathroom is particularly spacious and elegantly appointed. A freestanding centrepiece bath offers a luxurious place to unwind, while a separate walk in shower provides everyday convenience. Twin wash hand basins and a low level WC complete the room, combining style with functionality. Further benefits include gas central heating and single glazing, with secondary glazing fitted to the front elevation for added comfort.

Perfectly positioned within easy walking distance of the town centre amenities, mainline train station, and local supermarkets, this exceptional home offers the rare combination of character, comfort, and convenience, ideal for commuters and those seeking vibrant town centre living within the thriving community.

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