



## 7 Spencer Road, Newton Abbot

£185,000 Freehold

Chain Free • Period Mid Terraced House • Two Double Bedrooms • Large Family Bathroom • Rear Courtyard • Residents Permit Parking • Central Location • Open Plan Lounge/Diner

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the key to your home



Conveniently located close to the centre of Newton Abbot, this well-maintained mid-terraced home offers comfortable living accommodation and would be perfectly suited to first-time buyers or Downsizees. The property is offered to the market with **no onward chain**, allowing for a smooth and straightforward purchase.

A covered entrance leads into the hallway, which provides access to the main living areas and the staircase to the first floor.

The **open-plan lounge/dining room** enjoys a front-facing window with pleasant views between neighbouring properties across Newton Abbot towards the Holden Hills, along with a rear-facing window overlooking the garden. An open chimney in the lounge area provides potential for the installation of a log burner or open fireplace.

The **kitchen** is fitted with a range of modern units including cupboards and drawers, complemented by timber-effect laminate worktops and tiled splashbacks. It features a stainless steel sink with mixer tap and drainer, plumbing and space for a washing machine, and space for a cooker and fridge/freezer. The wall-mounted gas-fired combination boiler is also located here.

Two side-aspect UPVC double-glazed windows allow for good natural light, while a glazed door opens directly onto the rear garden. A useful under-stairs storage cupboard is accessed via a timber door.

On the **first floor**, the initial landing leads to the bathroom, with a short flight of steps continuing to a second landing that provides access to both bedrooms and a hatch to the loft space.

**Bedroom One** is a generous double room featuring built-in wardrobes on either side of the chimney breast, complete with hanging rails and shelving above. The front-facing UPVC double-glazed window offers elevated views across Newton Abbot towards Holden Hills, extending further towards the Teign Estuary and Bishopsteignton.

**Bedroom Two** is positioned at the rear of the property and benefits from a double-glazed window overlooking the garden.

The **bathroom** is fitted with a white suite comprising a low-level WC, pedestal wash basin, and a bath with electric shower over. Additional features include partially tiled walls, a built-in storage cupboard, and an obscured UPVC double-glazed window.

## Measurements

Lounge/Diner - 22'2 × 10'10 (6.71m x 3.03m)

Kitchen - 10'5 × 6'8 (3.18m x 2.03m)

Bedroom - 12'2 × 10'10 (3.71m x 3.03m)

Bedroom - 11'0 × 7'6 (3.35m x 2.29m)

Bathroom - 10'6 × 6'9 (3.2m x 2.06m)



## Important Information

Broadband Speed Ultrafast 1800 Mbps  
(According to OFCOM)

Teignbridge Council Tax Band A  
(£1724.73 2025/2026)

EPC Rating D

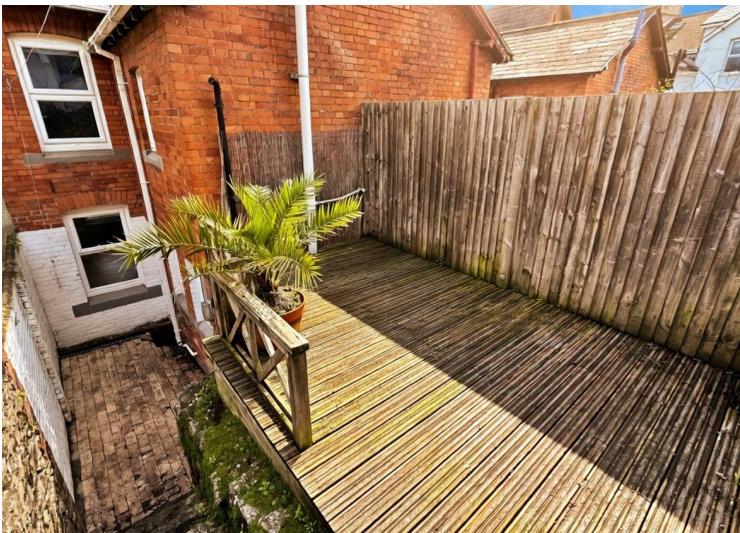
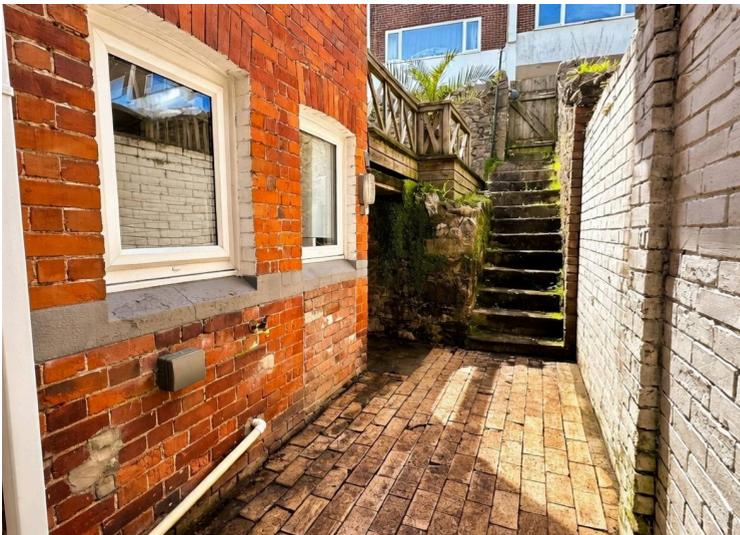
Mains Gas, Electric, Water and  
Sewerage Supplied

The Property is Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms etc. are approximate and no responsibility will be taken for any error.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(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