



Newton Abbot

4x  3x 

ENERGY
RATING
D61

- Video Walk-through Available
- No Upward Chain
- Substantial Period Home
- 4 Bedrooms
- 2 Reception Rooms
- 3 Bath/Shower Rooms
- Much Potential and Versatility
- Courtyard Garden and Driveway
- Potential for Annexe/ Self-Contained Lower Floor (stp)
- Close to Town Centre and Amenities

Guide Price:
£425,000
FREEHOLD

22 Powderham Road, Newton Abbot, TQ12 1EU



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

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A substantial semi-detached period house situated in a sought-after and well-established location close to Newton Abbot town centre. With extensive accommodation over three floors, the property retains some lovely period features and offers potential for a self-contained apartment/annexe. A driveway at the side provides off road parking, and the home also has a privately enclosed courtyard-style garden to the rear.

The property has been in the same ownership for some years and, whilst clearly loved and cherished during these times, it does now offer potential for a degree of updating and remodelling allowing a buyer the opportunity to finish their new home to their own specification.

Perfectly situated on the lower slopes of the town side of Wolborough Hill, itself one of the town's most desirable locations, the property is around 400m walk from the clock tower in the vibrant and attractive town centre, with its extensive range of high street stores and long-established independent retailers. In addition, the town offers a mainline railway station, and a selection of excellent bars, restaurants, cafes and businesses.

The Accommodation:

Stepping inside, the property offers a degree of versatility with the front door opening into a vestibule with inner door to the main L-shaped reception hallway. This features a handsome staircase with three quarter landing leading up to the first floor with feature window to the rear supplying plenty of light. There are two separate reception rooms overlooking the front, and a kitchen fitted with a comprehensive selection of cabinets and space for a breakfast table. Also on the ground floor is a useful plumbed storage/utility room, a rear lobby which opens to the garden and a bathroom with white suite including a basin and WC. On the first floor, a spacious landing provides access to four bedrooms and a further bathroom. From the ground floor hallway, a door opens to a staircase which leads down to lower ground floor hallway which provides access to four further rooms and also a shower room with basin and WC, which offers potential for creating a self-contained apartment/annexe if required, and subject to obtaining all required consents and approvals.

Parking:

Driveway to side. Resident Permit Parking on street.

Gardens:

Privately enclosed courtyard at the rear.

Directions:

From our offices proceed up Devon Square and turn right onto Torquay road. At the traffic lights at the rear of Austins turn left into Powderham Road and the property will be found on the right.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains gas. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.