



**Connells**

The Avenue  
Newton Abbot





## Property Description

This charming period mid-terrace family home is ideally situated in a prime central location, just a short walk from Newton Abbot town centre and the mainline railway station. The property boasts an inviting layout with well-proportioned rooms, making it an excellent choice for a growing family.

Upon entering, you are greeted by a welcoming entrance hall complete with a storage cupboard conveniently located under the stairs. The hall leads to a bright and airy living room with a front-facing aspect, offering a comfortable space to relax. Adjacent to the living room is a spacious dining area, perfect for entertaining and family meals. The kitchen is well-appointed with modern fittings and extends to a utility area at the rear, with a door providing access to the outside space.

The first floor comprises three generously sized bedrooms, each offering ample natural light and comfort. A large bath/shower room with a WC serves these bedrooms, providing a practical and stylish space for family use. The second floor hosts the fourth bedroom, which benefits from an en-suite shower room, offering privacy and convenience.

Externally, the property features an enclosed rear courtyard-style garden, ideal for low-maintenance outdoor enjoyment. Additionally, an outbuilding provides valuable storage space.

This delightful home combines period charm with modern living and is ideally located for easy access to local amenities and transport links.

## Front Of The Property

Wrought iron gate leads to the entrance of the property, low maintenance front courtyard.

## Entrance Porch

Space for coats and shoes, obscure glazed door leads into the hallway.

## Hallway

Doors leading to all lower ground floors, wall mounted radiator and stairs leading to the first floor.

## Lounge

18' 8" max x 12' 4" max ( 5.69m max x 3.76m max )

Double glazed window to the front of the property, feature fireplace and a wall mounted radiator.

## Dining Room

14' 10" max x 11' 10" max ( 4.52m max x 3.61m max )

Double glazed window, understairs storage cupboard, feature fireplace and a wall mounted radiator.

## Kitchen

10' 4" max x 7' 1" max ( 3.15m max x 2.16m max )

Double glazed window to the rear of the property, wall and base units, one and a half bowl sink/drain, four ring gas hob with extractor over, oven, space for dishwasher, wall mounted boiler, wall mounted radiator, part tiled, door to the utility area.

## Utility Area

Space for washing machine, tumble dryer, fridge freezer and door leading to the rear courtyard.

## First Floor

Split level landing, storage cupboard, stairs to second floor.

## Bedroom Two

12' 4" max x 10' 5" max ( 3.76m max x 3.17m max )

Double glazed window to the rear of the property, ceiling fan, and a wall mounted radiator.

## Bedroom Three

12' 4" max x 17' 7" max ( 3.76m max x 5.36m max )

Double glazed window to the front of the property, ceiling fan, and a wall mounted radiator.

## Bedroom Four

12' 4" max x 7' 8" max ( 3.76m max x 2.34m max )

Double glazed window to the front of the property, ceiling fan, and a wall mounted radiator.

## Bathroom

Obscure double glazed window to the rear of the property, p-shape bath with shower over, WC, vanity wash hand basin, storage cupboard and a wall mounted heated towel rail.

## Second Floor

### Bedroom One

17' max x 11' 2" max ( 5.18m max x 3.40m max )

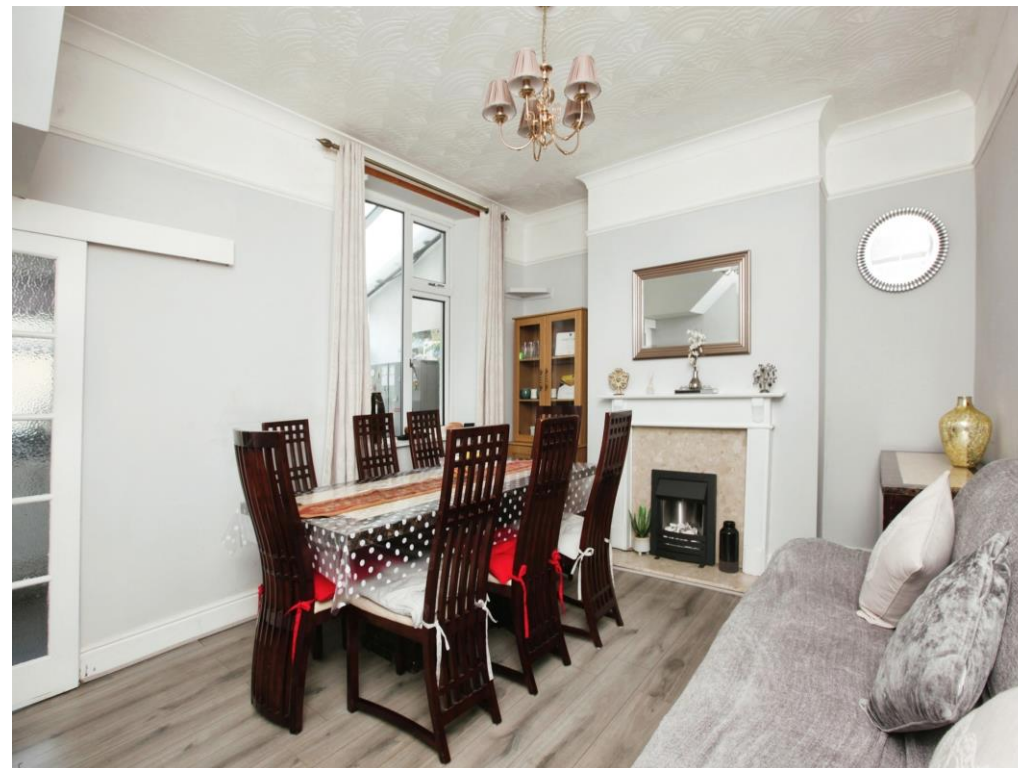
Velux window to the rear of the property and a wall mounted radiator electric heater.

### Ensuite

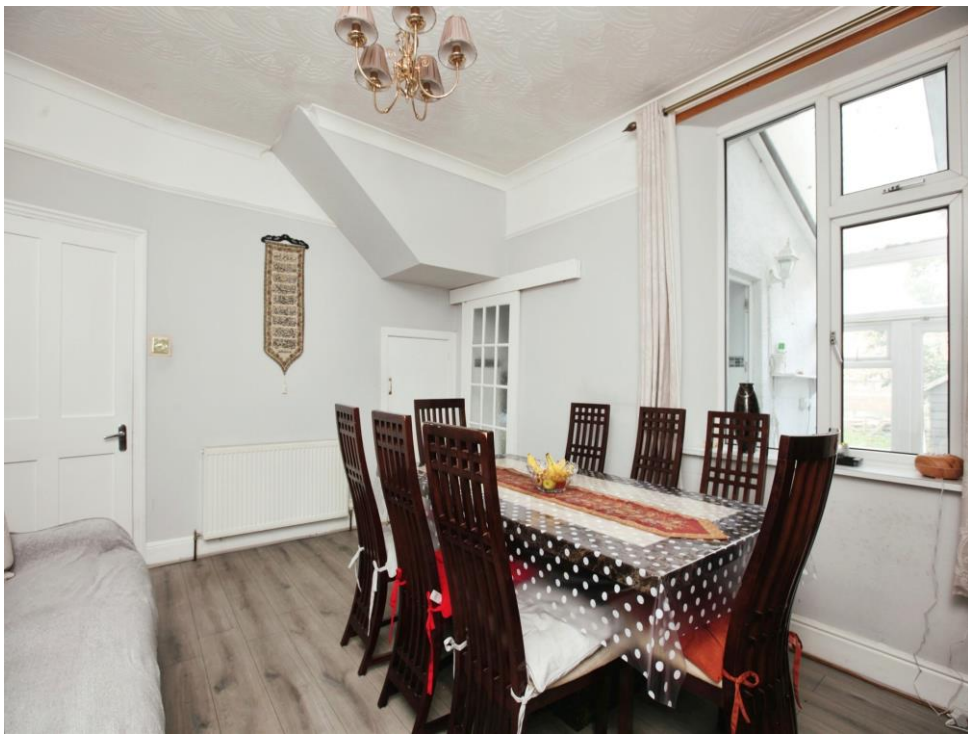
Shower cubicle, WC, vanity wash hand basin.

### Rear Of The Property

Enclosed and low maintenance rear garden with a handy outbuilding (11' 06" max X 5' 02" max) for additional storage.

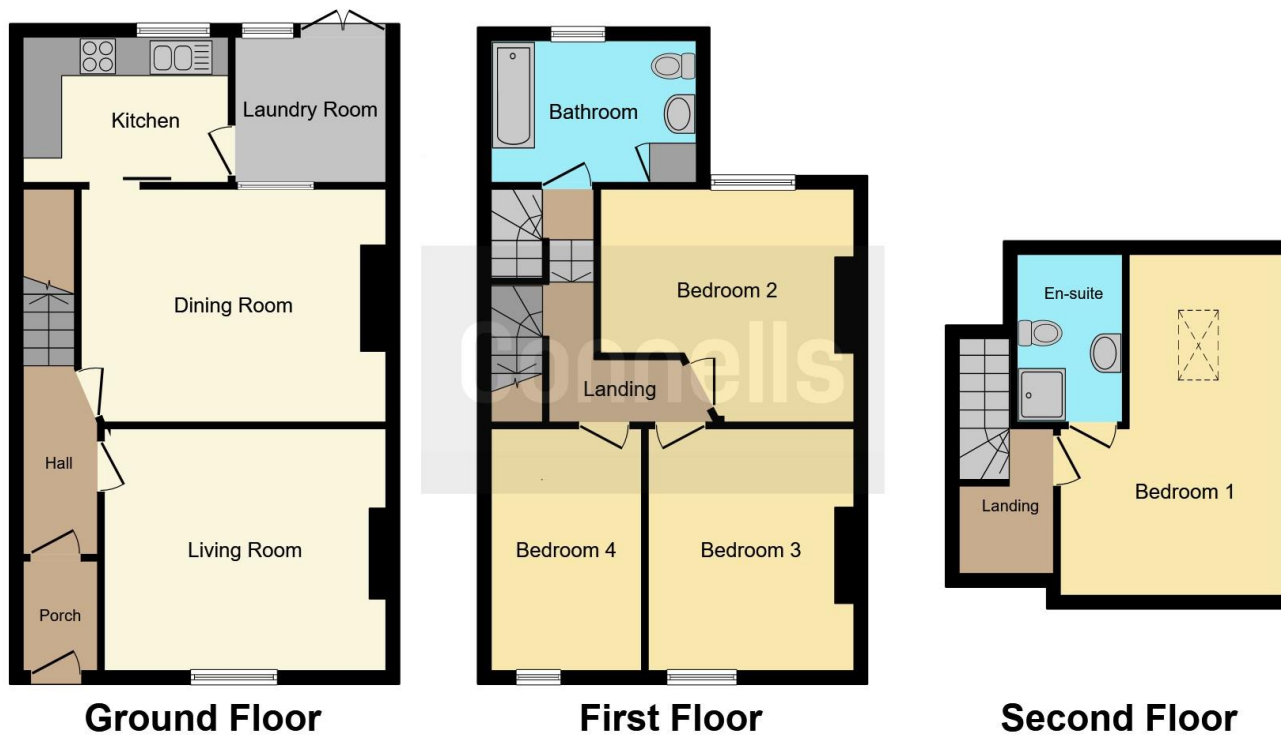












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/NAB312457](http://connells.co.uk/Property/NAB312457)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NAB312457 - 0004