



**Connells**

Gloucester Road  
Newton Abbot



## Property Description

Welcome to Gloucester Road, a charming five bedroom Victorian end-terrace house located in the heart of Newton Abbot. This spacious property offers a blend of period features and modern potential, making it an ideal project for those looking to create their dream home.

There are five well-appointed bedrooms, two bathrooms, a welcoming lounge with a bay window, separate dining room and a generous kitchen/breakfast room which provides access to the rear yard.

The outdoor yard is an ideal low maintenance space with a gate to the rear lane.

There are ample character features throughout such as high ceilings, bay windows and fireplaces. The property is within a short walk to the town centre, with easy access to shops, parks and Newton Abbot railway station with excellent connectivity to Exeter, Plymouth and beyond via road and rail.

This home is perfect for those seeking a spacious family home with the charm of a bygone era and the opportunity to modernise.

## Front Of The Property

Enclosed front area with gravel, wrought iron gate leads to the main entrance.

## Entrance Porch

Part glazed door leads through to the hallway.

## Hallway

Exposed wooden floorboards, doors to ground floor rooms, understairs storage cupboard, thermostat and a wall mounted radiator.

## Lounge

11' 8" max x 16' 3" max ( 3.56m max x 4.95m max )

Large sash bay window to the front of the property, feature fireplace with slate hearth, and two wall mounted radiators.

## Dining Room

9' 6" max x 12' 2" max ( 2.90m max x 3.71m max )

Sash window to the rear of the property, feature fireplace with slate hearth and a wall mounted radiator.

## Kitchen/Breakfast Room

19' 9" max x 9' 1" max ( 6.02m max x 2.77m max )

Sash window to the side of the property, wall and base units, one and a half bowl stainless steel sink/drainer, four ring gas hob with extractor over, electric oven, space for fridge freezer, plumbing for washing machine or dishwasher, two wall mounted radiators.

Single glazed door to the rear porch and door to the bathroom.

## Bathroom

Two single glazed windows, bath with shower over, WC, wash hand basin, WC and a wall mounted radiator.

## Rear Porch

## First Floor

Split level landing.

## Bedroom One

16' 4" max x 13' 2" max ( 4.98m max x 4.01m max )

Two sash windows to the front of the property, feature fireplace with slate hearth and two wall mounted radiators.

## Bedroom Four

12' 8" max x 10' 4" max ( 3.86m max x 3.15m max )

Sash window to the rear of the property, feature fireplace, built in wardrobe and a wall mounted radiator.

## Bedroom Five

15' 7" max x 8' 9" max ( 4.75m max x 2.67m max )

Sash window to the rear of the property, plumbing for washing machine, wall mounted gch boiler, and a wall mounted radiator.

## Bathroom

Single glazed obscure window to the side of the property, bath with shower over and mixer taps, WC, wash hand basin, loft hatch, part tiled and a wall mounted radiator.

## Second Floor

Split level landing, window to the rear, storage cupboard.

## Bedroom Two

16' 6" max x 13' 3" max ( 5.03m max x 4.04m max )

Sash window to the front of the property, feature fireplace (boarded), and a wall mounted radiator.

## Bedroom Three

12' 8" max x 10' 4" max ( 3.86m max x 3.15m max )

Sash window to the rear of the property, feature fireplace, wash hand basin and a wall mounted radiator.

## Rear Of The Property

Rear enclosed yard with stone wall, space for a patio set and gate which leads to the rear.









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

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**EPC Rating: E**

Tenure: Freehold



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Property Ref: NAB312361 - 0008