



**Connells**

Waltham Road  
Newton Abbot



## Property Description

Situated on Waltham Road, this characterful period terraced property offers well-balanced accommodation across two floors and retains much of its traditional charm, making it an excellent choice for first-time buyers, families or those seeking a centrally located home.

The property is entered via a porch, leading into a welcoming hallway which provides access to the main living areas and stairs to the first floor. To the front of the property is a comfortable lounge, featuring a large window allowing plenty of natural light. To the rear is a generous dining room, providing an ideal space for family meals or entertaining.

Beyond the dining room is the kitchen, fitted with a range of wall and base units, work surfaces and space for appliances. A useful utility area adjoins the kitchen, offering additional storage and laundry space. Also located on the ground floor is a shower room, adding to the practicality of the layout.

On the first floor, the property offers three bedrooms, including two well-proportioned doubles and a further single bedroom suitable for use as a home office or nursery. The accommodation is completed by a spacious family bathroom, fitted with a white suite including freestanding bath, wash hand basin and WC.

Externally, the property benefits from an enclosed rear courtyard garden, providing a private outdoor space ideal for seating, potted plants or low-maintenance enjoyment.

## Front Of The Property

On-street permit parking, wrought iron gate leading to the maintenance garden and entrance to the property.

## Entrance Porch

Electric consumer box and timber door into the hallway.

## Entrance Hallway

Stairs to the first floor and a wall mounted radiator.

## Dining Room

12' 8" x 12' 3" ( 3.86m x 3.73m )

Obscure window into the utility area, space for dining table and an understairs storage cupboard.

## Lounge

11' 6" x 11' 3" ( 3.51m x 3.43m )

Double glazed window to the front of the property, opening to the dining area and a wall mounted radiator.

## Kitchen

8' 2" x 8' 2" ( 2.49m x 2.49m )

Double glazed window to the side of the property, wall and base units, one bowl stainless steel sink/drainer, space for electric oven, space for undercounter fridge freezer, part tiled, loft hatch, door to shower room and an opening to the utility area.

## Utility Room

Double glazed door to the rear, plumbing for washing machine, space for additional white goods, wall mounted gas boiler.

## Shower Room

Obscure double glazed window to the rear of the property, part tiled, walk-in shower, WC, wash hand basin.

## First Floor

Split level landing and loft hatch.

## Bedroom One

17' 3" x 8' 10" ( 5.26m x 2.69m )

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

## Bedroom Two

12' 11" x 8' 3" ( 3.94m x 2.51m )

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

## Bedroom Three

7' 4" x 6' 6" ( 2.24m x 1.98m )

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

## Bathroom

Double glazed window to the rear of the property, freestanding Victorian style bath with mixer taps, WC, wash hand basin, part tiled, wall mounted radiator and a wall mounted heated towel rail.

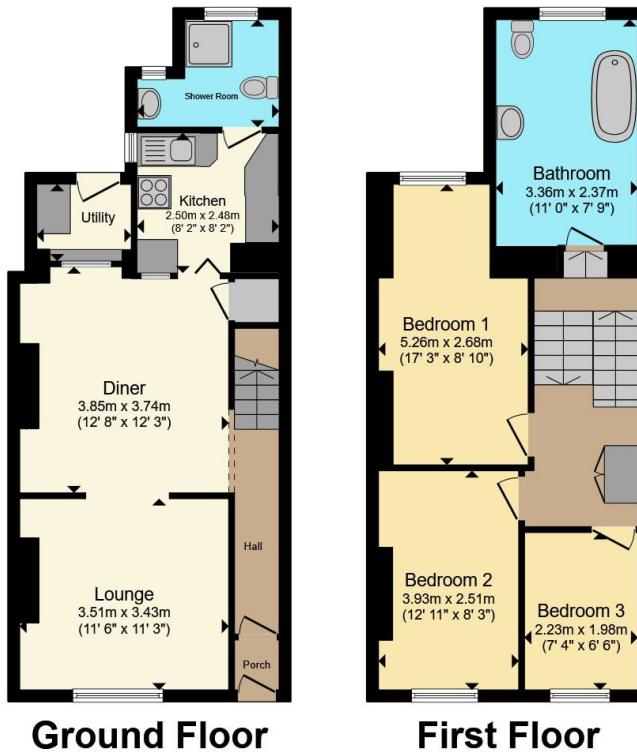
## Rear Of The Property

Enclosed low maintenance rear courtyard which is laid to gravel and paving slabs with a gate to the rear.









Total floor area 97.6 m<sup>2</sup> (1,051 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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

**directions to this property:**

What3Words///mimic.squad.legend

EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: NAB313190 - 0003