



11 Lonsdale Road

11, Lonsdale Road, Newton Abbot, Devon TQ12 1DT



Newton Abbot (train station): 0.5 miles,
A380 (Penn Inn): 1 mile, Torquay (sea front):
6.5 miles, Exeter: 17.5 miles.

A spacious semi detached
Victorian property, in a
favourable position offering
flexible accommodation.

- Attractive views
- 1245sqft of accommodation
- In need of refreshment
- Annexe potential
- Open plan kitchen/diner
- 3/4 bedrooms
- Off-road parking
- Ample garden
- Freehold
- Council tax band: E

Guide Price £425,000

SITUATION

Situated in one of Newton Abbot's most sought-after locations less than half a mile from Decoy Country Park, this Victorian semi-detached villa offers excellent access to local amenities. The town provides a variety of shops, eateries, and leisure facilities, as well as a choice of primary and secondary schools. Newton Abbot benefits from strong transport links to Torbay, Exeter, and Plymouth, with a mainline railway station offering further connections. The property is well-placed for those seeking convenience, with both urban and countryside attractions within easy reach.

DESCRIPTION

This well-proportioned three/four-bedroom Victorian villa provides generous living space and retains many original features. The accommodation is flexible, with scope for further adaptation to suit individual needs set within a property offering attractive period features. Available with no onward chain, this is an excellent opportunity to acquire a spacious home in a desirable location, ideal for families or those looking for multi-generational living.

ACCOMMODATION

The ground floor features a spacious open-plan kitchen/dining room, recently modernised to provide a functional and attractive space for everyday living. The layout allows for easy interaction between the kitchen and dining areas, making it well-suited for entertaining. Adjacent to this is a large living room, a comfortable and inviting space perfect for relaxation.

A particularly notable feature of the ground floor is the additional bedroom, which offers significant flexibility. This room could serve as an independent annexe for a relative or guest accommodation, benefiting from its position within the home. Alternatively, it presents an excellent opportunity for a home office, playroom, or hobby space. Its versatility enhances the property's appeal for buyers with differing lifestyle needs, whether for professional use or accommodating extended family members.

Upstairs, there are three further bedrooms, two of which are well-sized doubles, providing comfortable living space for a growing family. The third upstairs bedroom is a box room and the first floor is completed by a well-appointed family bathroom comprising a shower over bath, wash basin and WC.

OUTSIDE

The property is approached via a long gravel driveway leading to a detached garage, providing ample parking. The gardens are well-maintained and offer a private outdoor space suitable for a range of uses. The extensive garden is an attractive feature, with mature planting and generous lawned areas. It benefits from a sunny South-West aspect and there is scope to further enhance the outdoor space with additional landscaping, or for those with an interest in gardening, the opportunity to cultivate a beautiful retreat.

SERVICES

All mains services connected, oil fired central heating. Ofcom advises that ultrafast broadband and mobile coverage via all major providers are available to the property.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

VIEWINGS

Strictly by prior appointment with Stags Totnes property office on 01803 865454.

DIRECTIONS

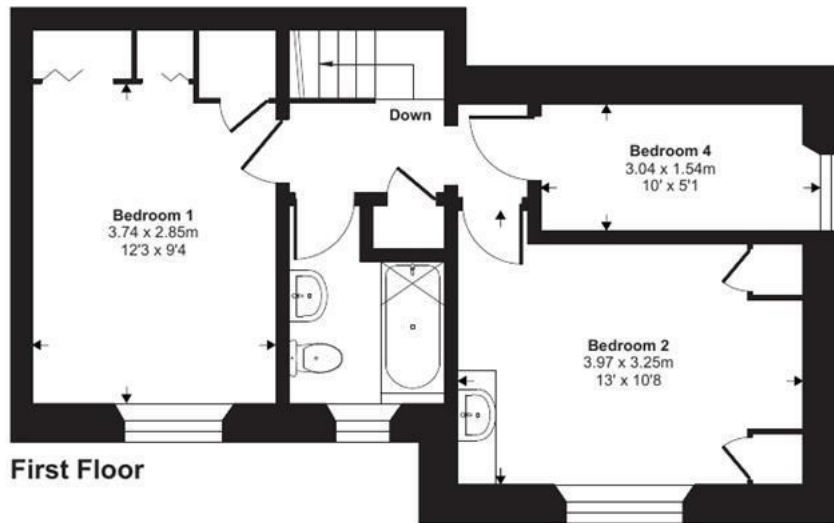
From Newton Abbot Train Station, proceed on the B3195 for ¼ of a mile and turn right signposted to Totnes and join the A381 and turn immediately left onto Forde Park. Proceed for ¼ of a mile passing the park and tennis courts, proceeding straight at the end of the road to join coach road and take the first left onto Decoy Road. Take the first left onto Lonsdale road where the property can be found at the end of the road on the right hand side between the brick pillars.

what3words: [///book.model.whites](https://www.what3words.com/#!/book.model.whites)

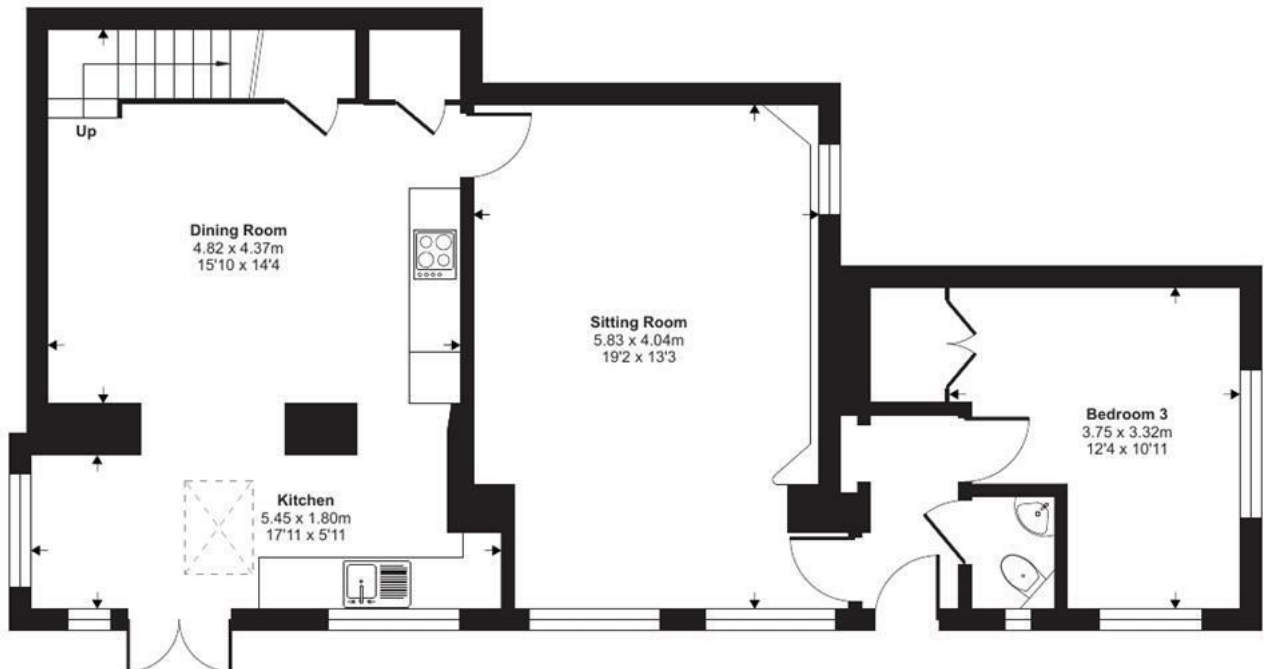
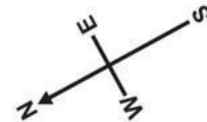


Approximate Area = 1245 sq ft / 115.6 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Stags. REF: 1249907

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		81
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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