



A spacious Victorian terraced family home, with five bedrooms, master en-suite, and an enclosed rear courtyard garden, conveniently located a short walk from the shops, parks, amenities and railway station

31 Gloucester Road | Newton Abbot | TQ12 1AY

**complete.**

thoroughly good property agents



PROPERTY TYPE

Mid Terraced House  
Freehold



SIZE

1,768 sq ft



LOCATION

Town



AGE

Victorian 1837 – 1901



BEDROOMS

5



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Courtyard Garden



EPC RATING

59 (D)



COUNCIL TAX BAND

C



### in a nutshell...

- Spacious Victorian Terrace Family Home
- Five Bedrooms
- Many Period Features Throughout
- Kitchen/Diner & Utility Room
- Separate Dining & Living Room
- Cloakroom, En-suite & Bathroom
- Versatile Accommodation Over Three Floors
- Sunny Courtyard Garden
- Residents On Road Parking
- Close to Local Shops, Schools & Amenities





## the details...

An opportunity to purchase a spacious, Victorian, terraced family home, with five bedrooms, master en-suite, and an enclosed rear courtyard garden, conveniently located a short walk from the shops, parks, amenities and railway station, in the popular market town of Newton Abbot.

Inside, it is nicely presented with light and neutral décor, feels warm and welcoming with gas central heating throughout and is arranged over three floors offering spacious and versatile accommodation, ideal for a family. It has retained wonderful period features, including bay windows, high ceiling with coving, deep skirting boards, possibly original fireplaces, and sash windows.

The accommodation comprises of, on the ground floor, a porch and entrance hallway with an elegant staircase rising to the first floor with a cupboard beneath, a generously sized living room filled with light from a bay window to the front, and with an elegant open fireplace that makes a nice focal point for the room, a spacious dining room with another wonderful fireplace and plenty of space for a dining table and seating, perfect for a dinner party or a family celebration, a large kitchen with plenty of worktop and cupboard space, with a gap for a range cooker, floor space for an upright fridge freezer, and space beneath the worktops for other white goods, there is room for a table and seating, ideal for casual dining and a wall-mounted gas boiler provides the central heating and hot water, and an adjacent utility room has a door to the rear courtyard, more kitchen units and storage and plumbing for a washing machine.

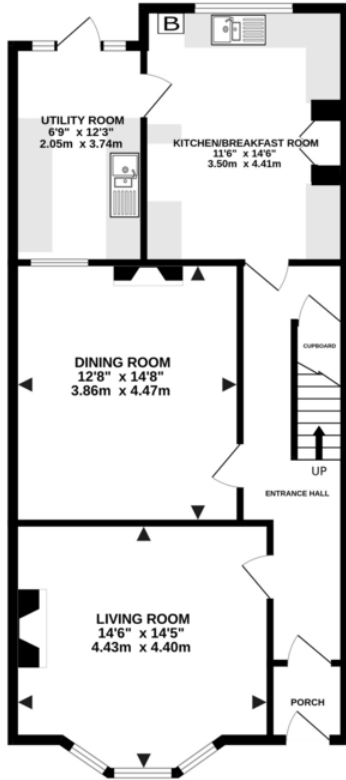
Upstairs, on the first floor, there is the master bedroom, which is a light and airy double with a bay window to the front and an en-suite shower room, three further bedrooms, two doubles and a single, a family bathroom with a separate WC off the landing, and a staircase continues up to the converted loft which is now another spacious double bedroom filled with light from three large skylights in its vaulted ceiling, with views over town rooftops to Dartmoor in the distance, and there are hatches providing access to extensive eaves storage space.

Outside, at the rear is a small yet private courtyard garden with an area of artificial grass, making a charming, sunny outside space for sharing drinks with a loved one. Parking is on-road, where a residents' permit scheme is in operation.

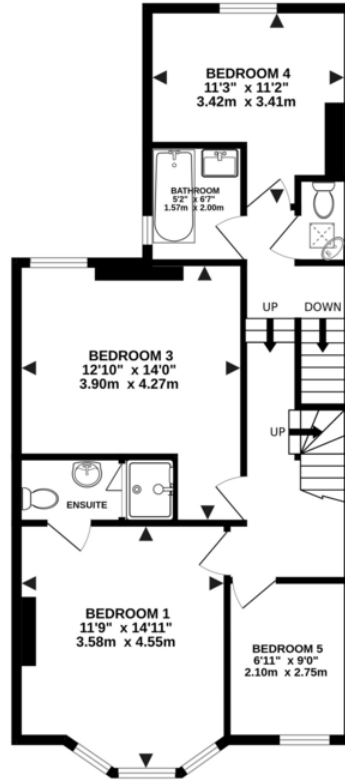


# the floorplan...

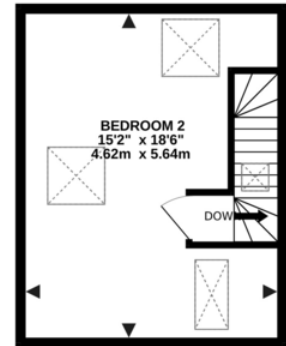
GROUND FLOOR  
784 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



2ND FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 1768 sq.ft. (164.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## the location...

The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

## Shopping

Late night pint of milk: Sainsbury's Local 0.3 mile  
Town centre: Newton Abbot 0.2 mile  
Supermarket: Aldi 0.6 mile

## Relaxing

Beach: Teignmouth 6.2 miles  
Park: Forde Park: 0.4 mile  
Newton Abbot Leisure Centre: 0.8 mile  
Dainton Golf Club: 3.1 miles

## Travel

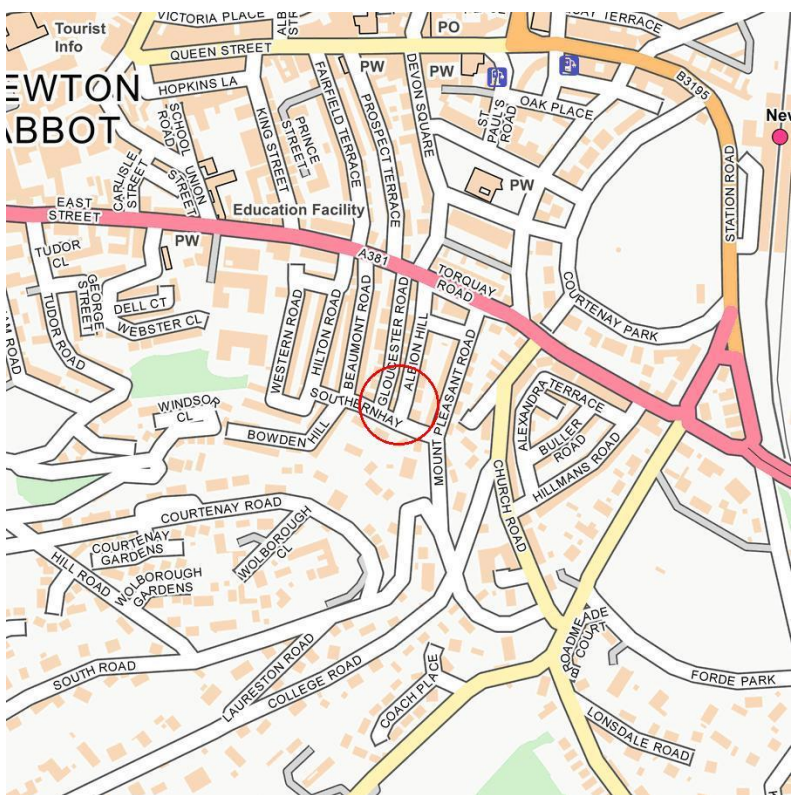
Train station: Newton Abbot 0.5 mile  
Main travel link: A380 0.7 mile  
Airport: Exeter Airport 20.5 miles

## Schools

Bradley Barton Primary School: 1.5 miles  
Coombeshead Academy: 1 mile  
Newton Abbot College: 0.8 mile  
Stover School: 3.1 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 1AY**





The Property  
Ombudsman

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