



HAMILTON DRIVE, NEWTON ABBOT,  
TQ12 2TL

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# HAMILTON DRIVE NEWTON ABBOT, TQ12 2TL

CHECK OUT this Beautifully Presented Family HOME. Five Bedrooms offering Spacious Living Over 3 Floors with Lots of natural light. Kitchen, Dining & Breakfast Room, Open Plan Living Room with French Doors opening to Private Rear Garden & Patio areas. Off-Road parking Completes this Fantastic Home.

Tenure: Freehold  
Council Tax Band D

*“A lovely Family Home with ample space, natural light, and a Private Garden tucked away in Newton Abbot”*



End Terrace  
Town House



Town



4/5  
Bedrooms



2  
Bathrooms



2 Reception  
rooms



Off Road Parking,



Garden, Patio &  
Terrace



Council  
Tax: D







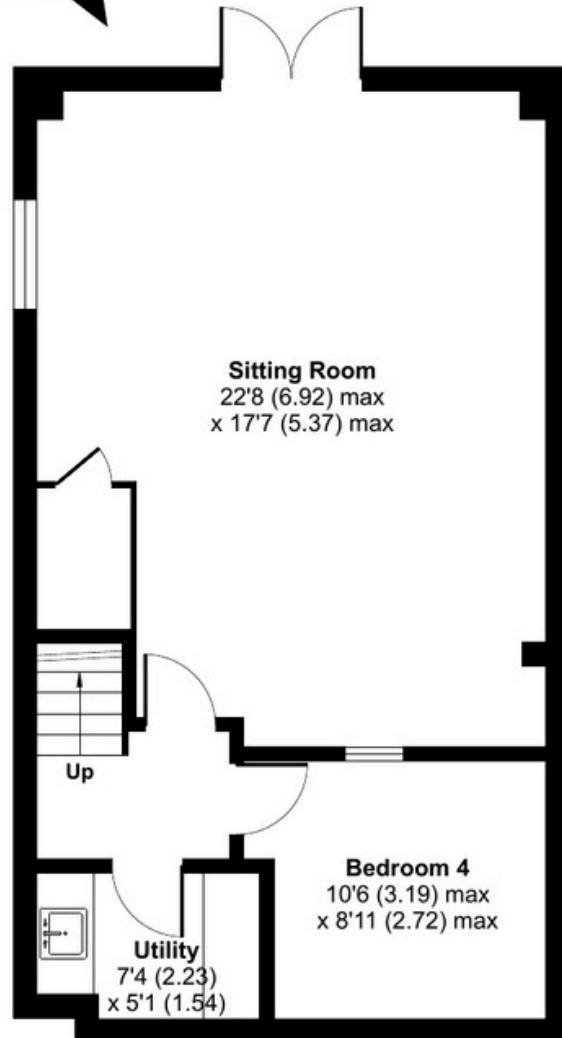




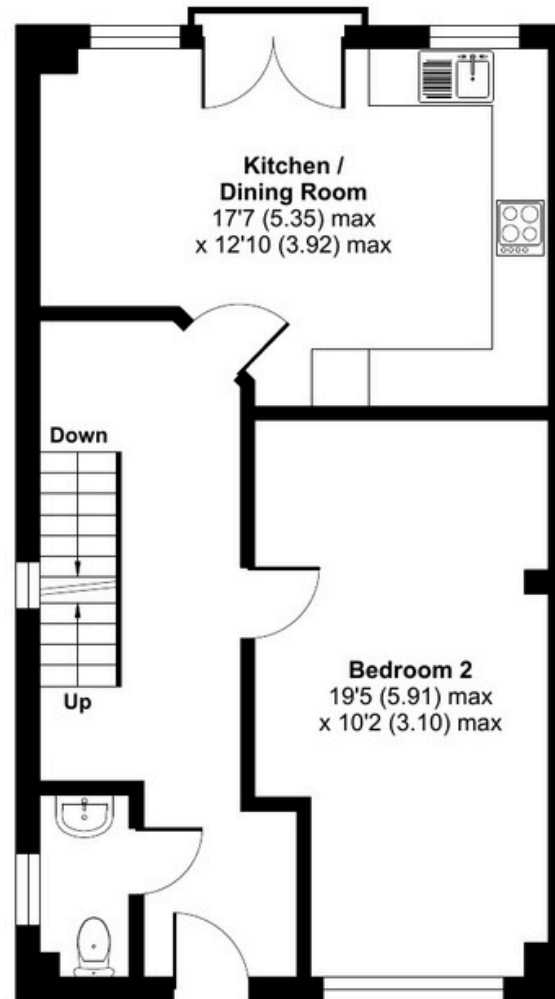
# Hamilton Drive, Newton Abbot, TQ12

Approximate Area = 1696 sq ft / 157.6 sq m

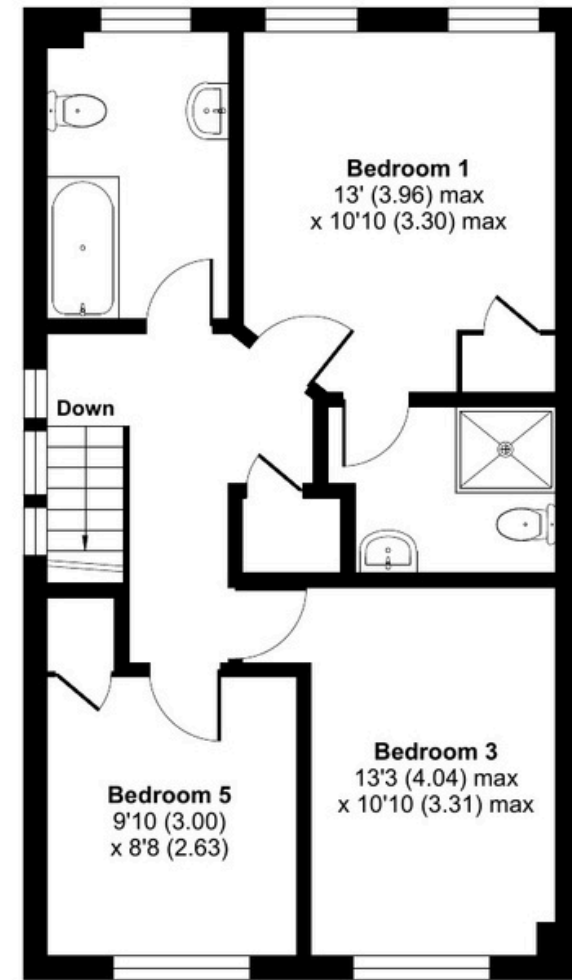
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1277228



Whilst every attempt has been made to ensure the accuracy of the floor plans 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. Made with Metropix ©2023







# THE HOME...

Located in the ever-popular district of Jetty Marsh, Newton Abbot, this beautifully presented Five Bedroom End Terrace Home is ideally situated just a short distance from the Town Centre, local Schools, Shops, Supermarkets, Amenities, Bus Routes, & the mainline Train station with direct links to Plymouth, Exeter, Bristol, and London

Upgraded and refurbished by the current owners, this is a Home that sparks curiosity and offers space and flexibility in equal measure - a perfect fit for growing families, home workers, or anyone in need of spacious Living accommodation.

The property is set back from the road with a block-paved driveway providing Parking for two vehicles directly in front. To the left, a well-maintained Front Garden featuring a neat lawn, a selection of shrubs and a stunning feature tree front the front there is also access to the side and Rear Gardens.

Stepping through the front door, you're welcomed into a spacious Hallway that sets the tone for the rest of the Home. To the left, there's a convenient Cloakroom WC. Walking through the Hallway, on your right, you'll find a spacious room currently used as a Bedroom, though it could easily function as a Dining Room or Snug. A front-facing window allows in plenty of natural light.

Continuing towards the rear of the Property, you'll find the Kitchen/Breakfast Room. Modern fitted wall and base units, adorned with wood-effect worktops, give a countryside feel, while downlights provide a contemporary touch. The Kitchen comes fully equipped with a sink and drainer, double oven, induction hob, and designated spaces for a dishwasher and fridge freezer.

A Juliet Balcony graces the Room, offering views of the Garden. There is also ample space for a dining table, making this area ideal for entertaining or enjoying family meals.

Upstairs, the Landing is spacious, with natural light pouring in through the large west facing T-shaped window, creating a bright and welcoming space. This floor hosts three well-proportioned Bedrooms. The main Bedroom is complemented by a stylish En-suite Shower Room, complete with a glass-enclosed shower, vanity wash basin, and low-level flush WC. This modern addition provides both comfort and convenience, enhancing the room's overall appeal.

The stylish family Bathroom is elegantly designed and thoughtfully finished, featuring a shower over the bath, pedestal basin, and low-level flush toilet. Its clean, modern aesthetic is complemented by white tiling with a decorative border. Heading downstairs to the heart of the home on the Ground Floor, you'll find a versatile office or fourth Bedroom, offering great flexibility depending on your needs. Adjacent to this is a practical utility room with a built-in sink, fitted units, and plumbing for appliances. From here, you'll step into the spacious living room, complete with cozy carpet underfoot and a striking marble mantelpiece as the room's focal point. French Doors open directly onto the sunny Rear Garden, seamlessly connecting indoor and outdoor living.

The fantastic-sized rear garden truly completes this Home. Enjoying a sunny aspect in the evening, the Garden is attractively tiered around the side of the property, where there's space for a good-sized shed and a patio area with lighting and plenty of room for a table and chairs - perfect for evening meals or morning coffee. Steps lead down into the main Garden Area, which features a level lawn and a dedicated vegetable patch, offering both beauty and practicality for green-fingered buyers.













## LOCATION

Please check Google maps for exact distances and travel times. Property postcode: EX7 0GJ





A photograph of a garden with a stone wall, a grey shed, and a wheelbarrow. The garden is filled with various plants, including palm trees and a large bush. A stone wall runs across the middle of the garden, separating a lawn area from a more densely planted area. To the left, there is a grey shed and a wheelbarrow. The background is filled with tall trees and a cloudy sky.

## COMPLETE - Thoroughly Good Property Agents

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SIGNATURE HOMES

**complete.**