



## 51 Old Exeter Road, Newton Abbot

£385,000 Freehold

Chain Free • Detached House • Two Reception Rooms • Three Double Bedrooms • Conservatory • Utility Room • In Need Of Modernising • Gas Central Heating • South Facing Level Garden • Town Centre Location

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This charming property, nestled in a prime location close to the centre of Newton Abbot, is a diamond in the rough, offering incredible potential for those looking to put their stamp on a home. Built with a mix of stone, cob, and timber construction, the property exudes character and presents an exciting opportunity for modernisation.

Upon entering the property, you'll find a small hallway with stairs leading directly to the first floor. To the right, a door opens into the dining room, while to the left, the cosy lounge invites you to relax with a feature fireplace. The lounge leads through to a cottage-style kitchen, featuring built-in wall and base units, space and plumbing for a slimline dishwasher, and a double oven built into the chimney. A breakfast bar offers the perfect spot to enjoy casual meals, and a stable style door provides access to the conservatory, a light-filled space with great potential.

Adjacent to the kitchen, a small utility room offers additional space and plumbing for a washer and dryer, adding to the practical features of the home.

A further staircase leads to the first-floor landing, where you'll find a large airing cupboard housing a hot water cylinder, as well as one of the property's three double bedrooms. This bedroom has access to an additional room, which could serve as a study, dressing room, or even another bedroom.

The bathroom, located on this level, is equipped with a bath with a shower over, a WC, and a wash hand basin. A separate landing leads to the final double bedroom, offering a peaceful retreat.

One of the unique features of this home is that each room, including the bedrooms, benefits from access to a chimney, adding character and potential for warmth and charm.

With three double bedrooms and a layout offering flexible living space, this property is brimming with potential and awaits its next owner to bring it into the 21st century. Whether you're looking for a family home or a project with plenty of character, this property offers the perfect opportunity.



## Measurements

Kitchen - 17'2 × 12'6 (5.24m x 3.80m)

Dining Room - 13'0 × 12'0 (3.97m x 3.66m)

Lounge - 12'0 × 10'2 (3.66m x 3.10m)

Conservatory - 14'8 × 7'9 (4.46m x 2.36m)

Bedroom - 13'5 × 11'8 (4.10m x 3.56m)

Bedroom - 12'2 × 10'2 (3.70m x 3.10m)

Bedroom - 12'0 × 9'8 (3.66m x 2.95m)



## Important Information

Broadband Speed Ultrafast 1800 Mbps  
(According to OFCOM)

Teignbridge Council Tax Band D  
(£2468.14 Per Year)

EPC Rating E

Mains Gas, Electric, Water and  
Drainage Supplied

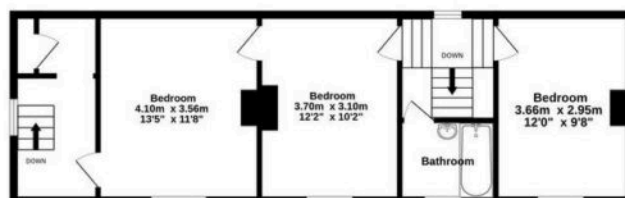
The Property is Freehold



**Ground Floor**  
62.4 sq.m. (672 sq.ft.) approx.



**1st Floor**  
54.8 sq.m. (590 sq.ft.) approx.



**TOTAL FLOOR AREA : 117.2 sq.m. (1261 sq.ft.) 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC