



103a Oakland Road, Newton Abbot

£310,000 Freehold

Semi-Detached House • Spacious Lounge • Modern Fitted Kitchen • Three Bedrooms • Family Bathroom • Enclosed Rear Garden • Garage • Driveway Parking • Gas Central Heating • Local Amenities

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the key to your home



Nestled in a sought-after area of Newton Abbot, this beautifully presented three-bedroom semi-detached home offers a wonderful blend of modern design and family-friendly living space. Perfectly suited for first-time buyers, growing families, or professionals, this property offers both comfort and style throughout.

Upon entering, you're welcomed into a bright entrance hallway, leading through to the spacious lounge. The lounge features a charming log burner, creating a cozy and inviting atmosphere, with double doors that open directly onto the rear garden—ideal for entertaining or enjoying the outdoor space during warmer months. The large windows provide plenty of natural light, enhancing the airy feel of the room.

The well-appointed kitchen is a real highlight of the property. It's fitted with sleek, light grey high-gloss wall and base units that contrast beautifully with the charcoal worktops, creating a sophisticated yet functional space. Integrated appliances, including a fridge/freezer, slimline dishwasher, washing machine, and both a single oven and a microwave oven, ensure convenience and ease. The kitchen also features a four-burner gas hob with an extractor fan overhead, a composite sink, and a breakfast bar—perfect for casual dining or entertaining.

A door from the kitchen leads to the rear garden, offering seamless access for outdoor living.

Upstairs, the property offers two generously sized double bedrooms, both with ample space for wardrobes and other furnishings, as well as a single bedroom, which would make an ideal office, nursery, or guest room. The hallway upstairs benefits from a handy storage cupboard, perfect for keeping household essentials out of sight.

The family bathroom is well-equipped and stylish, featuring a P-shaped bath with a shower overhead, a WC, and a wash hand basin. The bathroom is tastefully finished, with modern fixtures and fittings that complement the overall aesthetic of the home.

Externally, the property benefits from a well-maintained rear garden, offering a peaceful retreat or space for children to play. The front of the house has a neat approach, with a gated driveway which provides access to the garage and ample parking.

This lovely semi-detached property is ideally located in the heart of Newton Abbot, a thriving town with excellent local amenities, schools, and transport links. With its contemporary design, spacious rooms, and desirable location, this home is sure to attract interest from a wide range of buyers.

Measurements

Lounge - 12'10" x 12'3" (3.9m x 3.74m)

Kitchen/Diner - 15'11" x 9'11" (

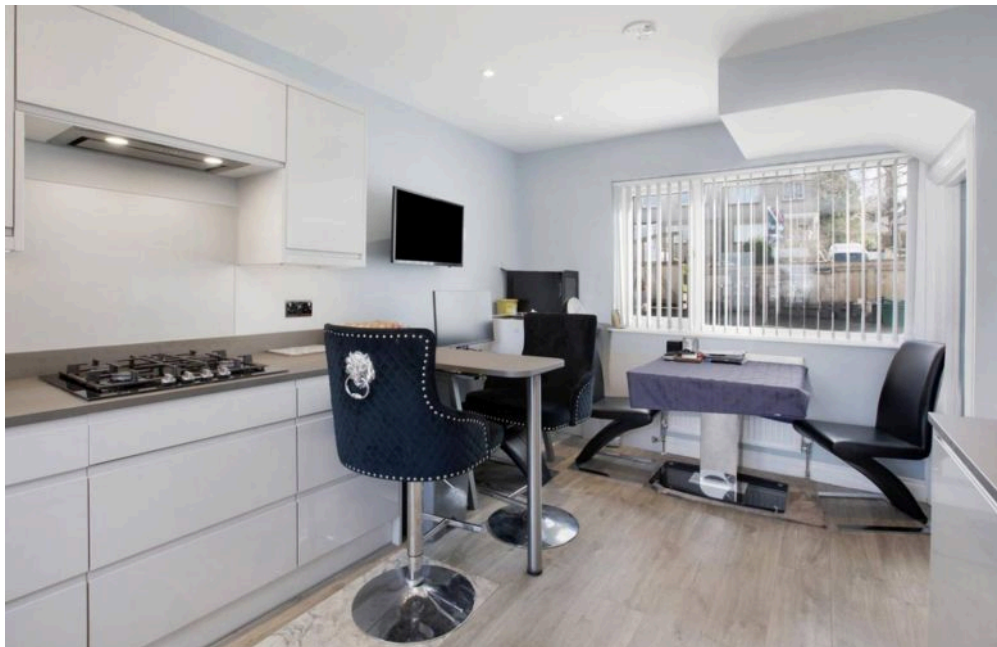
Bedroom - 12'3" x 9'5" (3.73m x 2.86m)

Bedroom - 9'11" x 9'5" (3.03m x 2.86m)

Bedroom - 8'1" x 6'3" (2.47m x 1.90m)

Bathroom - 6'3" x 5'8" (1.90m x 1.72m)

Garage - 16'0" x 8'3" (4.87m x 2.51m)



Important Information

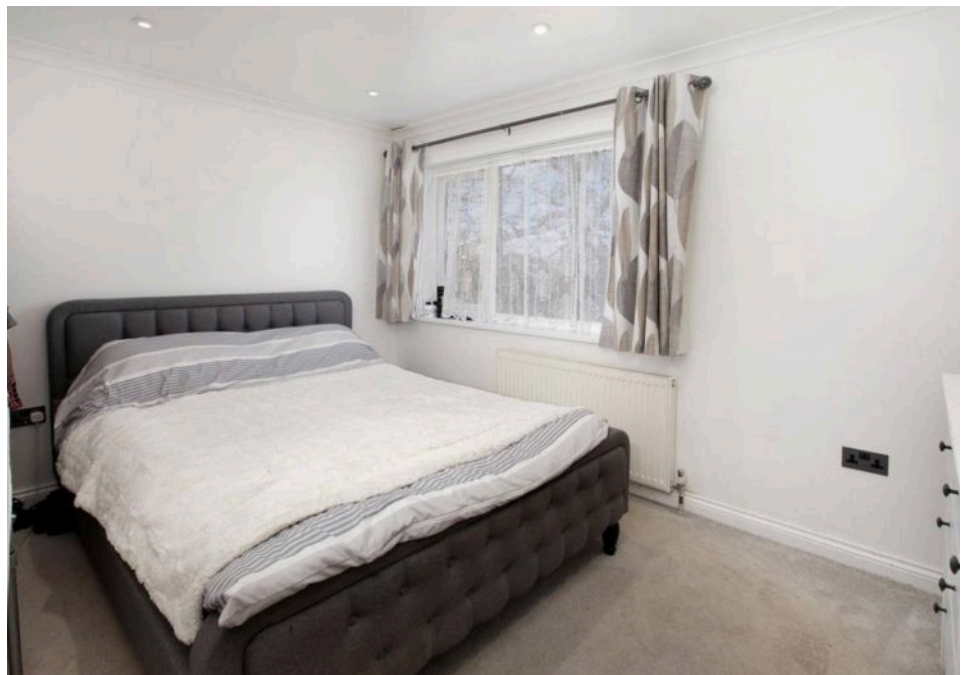
Broadband Speed Ultrafast 1800 Mbps
(According to OFCOM)

Teignbridge Council Tax Band B
(£1919.67 Per Year)

EPC Rating TBC

Mains Gas, Electric, Water and
Drainage Supplied

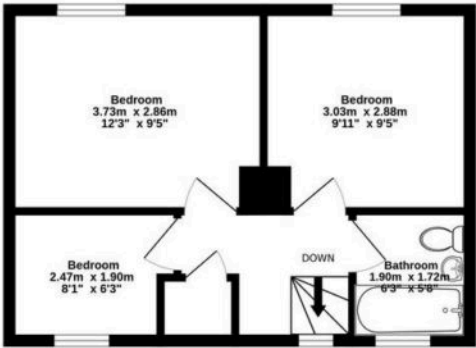
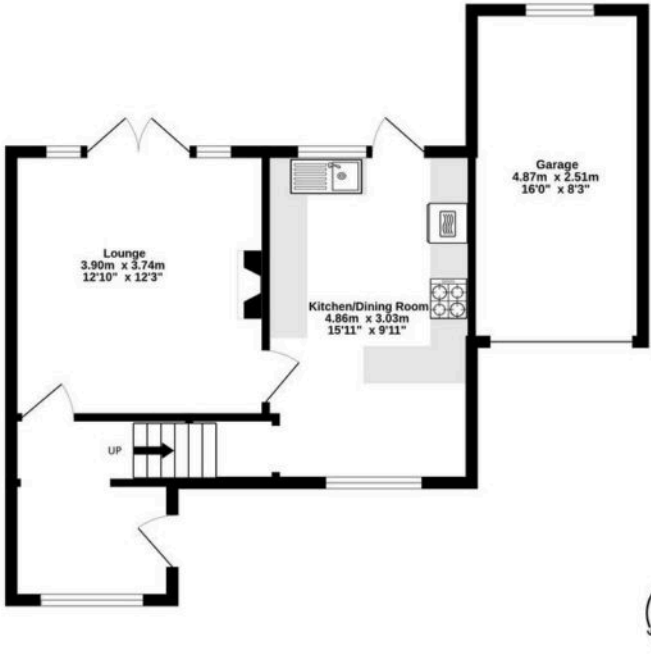
The property is leasehold. Lease term
remaining 141 years. (29th September,
2166)





Ground Floor
48.8 sq.m. (526 sq.ft.) approx.

1st Floor
32.5 sq.m. (350 sq.ft.) approx.



TOTAL FLOOR AREA : 81.3 sq.m. (875 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+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	