

## 8 Sorrel Place, Newton Abbot

£365,000 Freehold

Detached House • Spacious Lounge • Modern Kitchen/Diner • Downstairs Cloakroom • En-suite • Garage with Driveway Parking • Gas Central Heating & Double Glazed Throughout

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the key to your home





This charming three-bedroom detached house nestled in a tranquil residential area on the outskirts of Newton Abbot, Devon. This delightful property offers a perfect blend of modern living and comfort, making it the ideal family home. As you step into the inviting hallway, you'll find a convenient downstairs W/C and a handy under-stairs cupboard, perfect for additional storage. The spacious lounge is just one of many highlights of the home, featuring patio doors that open onto the decking area in the rear garden, creating a seamless indoor-outdoor living experience. This space is perfect for relaxing with family or entertaining guests with a BBQ on a summer's day.

The heart of the home is the modern kitchen/diner, equipped with a built-in fridge/freezer, an electric double oven, a gas hob with an extractor fan, and ample cupboard and worktop space. The dining area, with its own set of patio doors, leads directly onto the raised decking, making it an ideal spot for al fresco dining and summer barbecues.

Moving upstairs, the first-floor landing houses an airing cupboard with slatted shelving, providing practical storage solutions. The property provides three well-appointed bedrooms. The principal bedroom, overlooking the rear garden, comes with an en-suite shower room, offering a private retreat. The second bedroom is a generous double, providing plenty of space for furnishings, while the third bedroom is a good-sized single, perfect for a child's room or a home office. The family bathroom is tastefully designed with a W/C, hand wash basin, and a bathtub with an over-bath shower, catering to all your family's needs. The property benefits from UPVC double glazing throughout and gas central heating, ensuring a warm and energy-efficient home.

Sorrel Place is more than just a house; it's a place to call home. With its modern amenities, spacious layout, and peaceful location, it offers everything you need for comfortable family living.

## MEASUREMENTS

Lounge - 18' 8" x 10' 0" (5.70m x 3.06m)

Kitchen/Diner - 18' 8" x 9' 7" (5.70m x 2.92m)

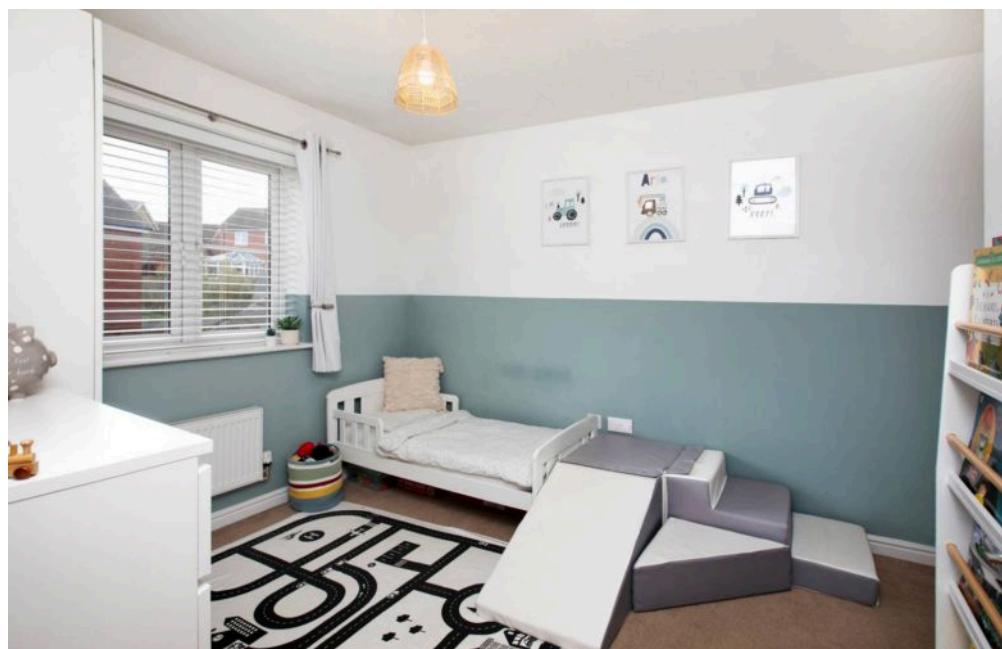
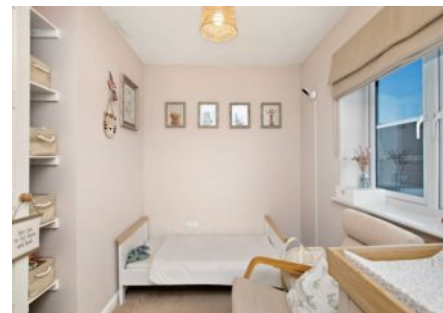
Principal Bedroom - 15' 7" x 10' 0" (4.74m x 3.04m)

En-suite - 10' 0" x 5' 3" (3.04m x 1.6m)

Bedroom 2 - 11' 11" x 9' 5" (3.64m x 2.88m)

Bedroom 3 - 9' 5" x 8' 8" (2.88m x 2.64m)

Garage - 18' 7" x 9' 0" (5.66m x 2.74m)



## USEFUL INFORMATION

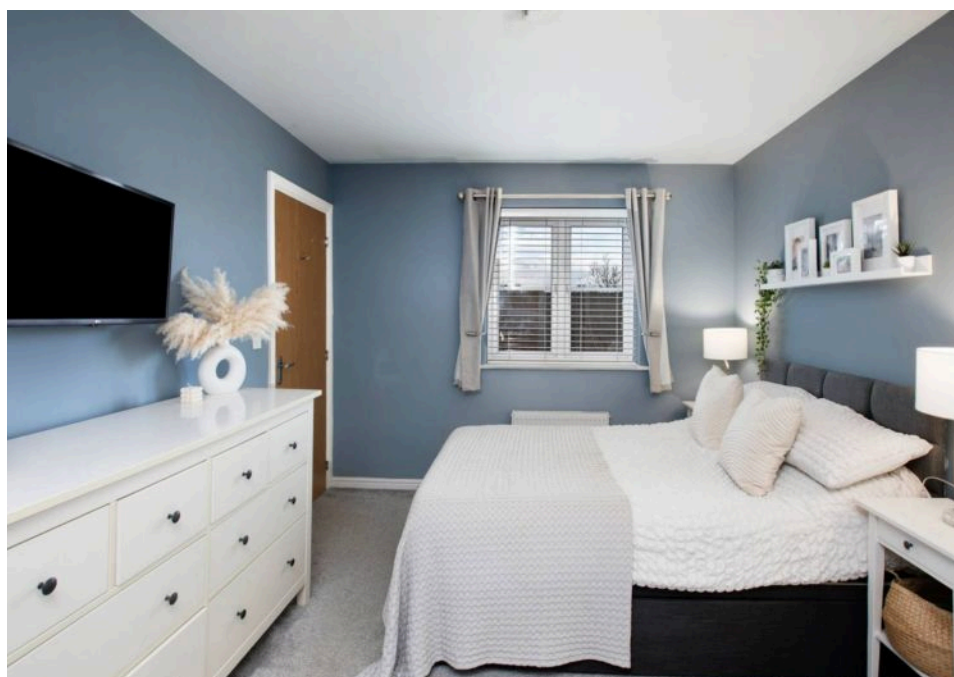
Mains gas, water and electrics are connected.

Council Tax Band D,

Council Tax Cost *£2587.09*  
2025/2026

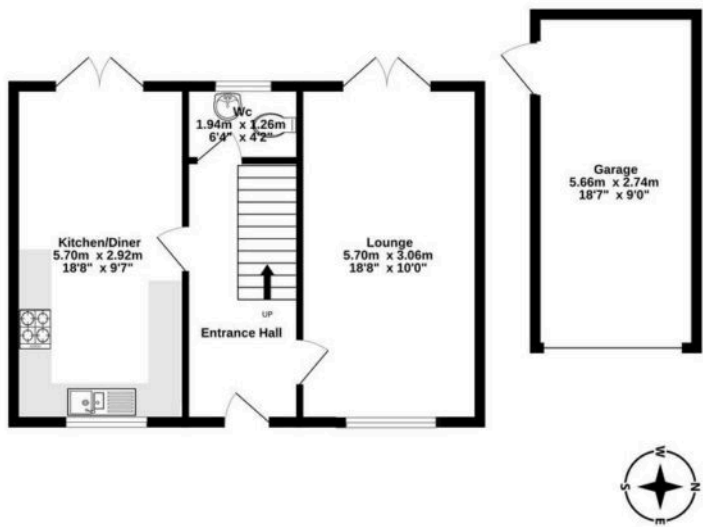
Internet: Ultra Fast Broadband  
Speed up to 1800Mbps (According to Ofcom)

Approx. Rental Value £1,300pcm.

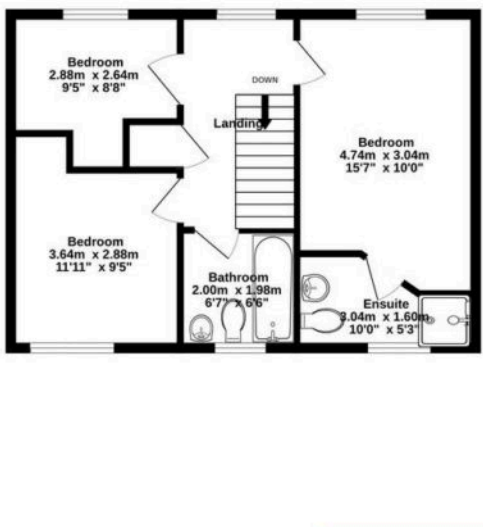




Ground Floor  
60.7 sq.m. (653 sq.ft.) approx.



1st Floor  
44.7 sq.m. (481 sq.ft.) approx.



TOTAL FLOOR AREA : 105.4 sq.m. (1134 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>		88
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	