



52 Ashburton Road, Newton Abbot

£225,000 Freehold

No Onward Chain • Needs Modernising • Two Bedrooms • Spacious Lounge • Kitchen/Dining Room • Conservatory/Porch
• Bathroom and Downstairs WC • Gated Driveway • Garage with Off Road Parking • Large Garden

Contact Us...

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the key to your home



Nestled in the market town of Newton Abbot town, this gem of a home offers a superb opportunity for those seeking a project with vast potential. With two cosy bedrooms, the property is perfect for first-time buyers or individuals looking to create their dream home. While it requires refurbishment, the foundational elements are all here – think of it as a blank canvas ready for a creative touch!

This charming two-bedroom property offers a comfortable and practical living space. On the ground floor, you'll find a spacious lounge perfect for relaxation and entertaining. The kitchen/diner is well-appointed, featuring two useful storage cupboards for added convenience. Additionally, there is a cloakroom equipped with a low-level WC and hand wash basin.

Ascending the stairs to the first floor, you'll discover two generously sized double bedrooms. There is also a separate room that can be utilized as a study/office or transformed into a walk-in wardrobe, catering to your specific needs. An added bonus is the loft, which presents the potential to be converted into another spacious room or used for additional storage, depending on the requirements of a potential buyer.

The property's location is truly one of its standout features. Situated in a prominent residential location, you'll enjoy both the peace of a friendly neighborhood and the convenience of excellent transport links, walking distance to primary and secondary schools, and walking distance into the town. For commuters, the A380 motorway is just 2 miles away, offering easy access to major routes. Newton Abbot train station, only 1.2 miles away, makes for seamless travels to larger cities, keeping you well-connected.

Don't miss out on the opportunity to turn this house into the home of your dreams. Its prime location, ample space, and potential for customisation make it a standout choice. Explore the local scene, enjoy strolls to nearby parks, and take advantage of the excellent job opportunities within a 3-mile radius. All these elements contribute to making this property a fantastic buy.

Measurements

Lounge - 18'02 × 16'07 (5.49m x 4.88m)

Kitchen - 17'01 × 9'08 (5.18m x 2.74m)

Conservatory/Porch - 15'01 × 8'11 (4.57m x 2.44m)

Bedroom - 16'04 × 9'10 (4.88m x 2.74m)

Bedroom - 12'02 × 9'09 (3.66m x 2.74m)

Study/Dressing Room - 9'02 × 7'02 (2.74m x 2.13m)

Bathroom - 10'06 × 5'01 (3.05m x 1.52m)

Garage - 16'04 × 11'02 (4.88m x 3.35m)



Important Information

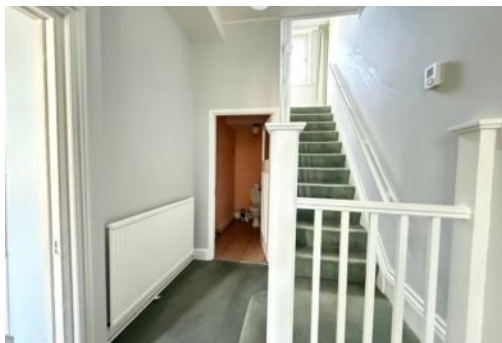
Teignbridge Council Tax Band D
(£2587.09 2025/2026)

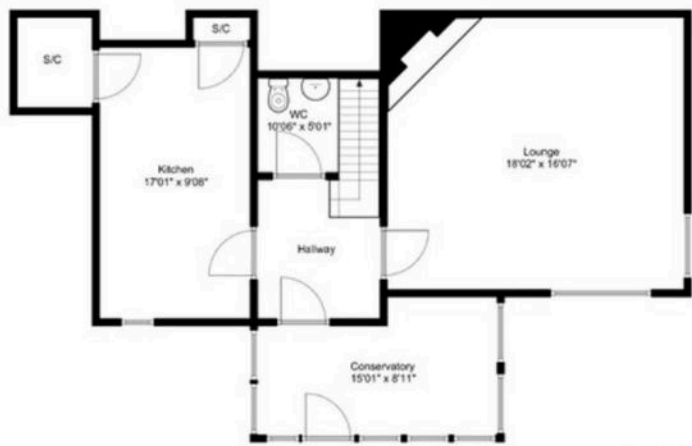
EPC Rating D

Broadband Speed Ultrafast 1800 Mbps
Downloads (According to OFCOM)

Mains Gas, Electric, Water and
Drainage Supplied

The Property is Freehold





Disclaimer:

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agent, and neither does any person have the authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.

