



46 Chercombe Valley Road, Newton Abbot

£210,000 Freehold

Mid-Terraced House • Two Double Bedrooms • Modern Bathroom • Kitchen/Diner • Ample Storage • Enclosed Rear Garden
• Allocated Parking Space • Great Location

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the key to your home



Nestled in a popular and well-established residential area, this delightful two double bedroom terraced home offers a wonderful combination of comfort, practicality, and modern style. Thoughtfully maintained and tastefully decorated throughout, the property is ideal for first-time buyers, young families, or those looking to downsize without compromising on space or quality.

As you enter the property, the front door opens directly into a bright and welcoming lounge, creating an immediate sense of warmth and homeliness. The lounge features a large window to the front aspect, allowing plenty of natural light to fill the room, and provides ample space for both seating and dining furniture. The staircase leads conveniently to the first floor, and a door gives access through to the kitchen at the rear.

The modern fitted kitchen is well-equipped with a comprehensive range of white wall and base units complemented by contrasting dark worktops. The design provides generous storage and workspace, making it both attractive and functional. There is a built-in single oven, electric hob, and extractor fan, along with space and plumbing for a washing machine and fridge/freezer. A rear window offers views over the garden, while a door opens directly onto the patio, creating a lovely connection between the indoor and outdoor spaces.

Upstairs, the property features two generous double bedrooms, each offering comfortable proportions and versatile use. The second bedroom overlooks the front of the property and provides plenty of room for a double bed and additional furniture. The main bedroom, positioned to the rear, enjoys a peaceful outlook over the garden.

The modern family bathroom is finished to a high standard and comprises a white suite, including a low-level WC, wash hand basin set within a vanity unit, and a panelled bath with mains-powered shower over. The décor is contemporary and neutral, creating a fresh and relaxing space.

Outside, the property continues to impress. The rear garden is attractively landscaped with decorative paving, providing a low-maintenance and versatile outdoor area that's perfect for relaxing or entertaining. A small decked area at the far end of the garden offers an ideal spot for seating or a bistro set. The garden is fully enclosed with timber fencing to provide privacy, and there is a rear gate offering convenient access.

This charming home is located within easy reach of a variety of local amenities, including shops, cafes, and schools, and benefits from excellent transport links to nearby towns and commuter routes. The area is well-served by public transport and offers a friendly community atmosphere, making it a desirable place to live.

Measurements

Kitchen - 11'07 × 9'01 (3.35m x 2.74m)

Lounge - 14'0 × 11'07 (4.27m x 3.35m)

Bedroom - 11'07 × 9'05 (3.35m x 2.74m)

Bedroom - 11'07 × 8'03 (3.35m x 2.44m)

Bathroom - 8'07 × 4'10 (2.44m x 1.22m)



Important Information

Broadband Speed Ultrafast
1800Mbps (According to
OFCOM)

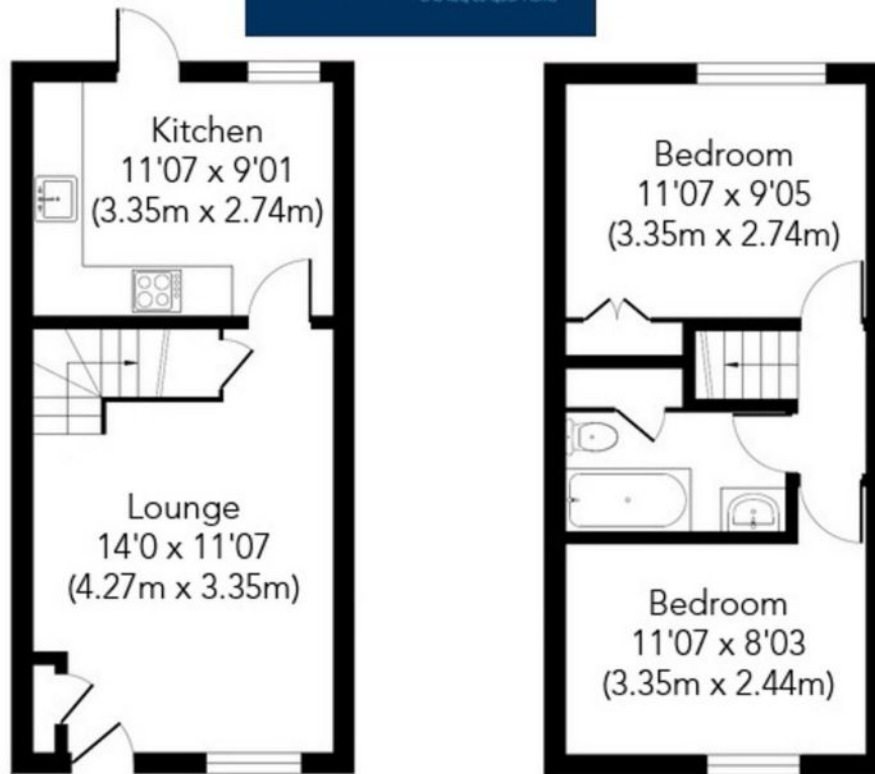
Teignbridge Council Tax Band A
(£1724.73 2025/2026)

EPC Rating C

Mains Gas, Electric, Water and
Sewerage supplied

The property is freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms etc are approximate and no responsibility will be taken for any error.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		