



Connells

Belgrave Road  
Newton Abbot



### Property Description

Situated in the sought-after residential area of Milber, this attractive three bedroom home offers generous and versatile accommodation arranged over two floors, perfectly suited to modern family living.

The property is approached via a porch leading into a welcoming entrance hall, providing access to the main living areas. The kitchen is well-proportioned and fitted with a range of units, offering ample workspace and room for family dining. To the rear, the spacious lounge provides a comfortable setting, ideal for both relaxing and entertaining, with direct access into a conservatory. This additional reception space enjoys views over the garden and creates a perfect year-round sitting.

Upstairs, the first floor hosts three bedrooms, including a good-sized principal bedroom and a further double bedroom, alongside a third room which would suit use as a nursery, study, or dressing room. A family bathroom completes the accommodation.

Externally, the property benefits from an enclosed rear garden, offering a combination of patio and lawn - ideal for outdoor dining, children, or pets. The home is positioned within a well-established residential area predominantly made up of similar terraced housing, popular with families and commuters alike.

Belgrave Road is conveniently located approximately one mile from Newton Abbot town centre, providing access to a wide range of shops, supermarkets, schools, and leisure facilities.

### Front Of The Property

Driveway parking for one vehicle with wrought iron gates. An area of lawn to the left hand side and an outside tap.

### Entrance Porch

Obscure double glazed windows to the front and sides with a door leading into the main entrance hallway.

### Entrance Hallway

Stairs to the first floor with stairlift and a wall mounted radiator.

### Kitchen/Diner

16' 8" x 10' 10" ( 5.08m x 3.30m )

Double glazed window to the front of the property, wall and base units, one bowl stainless steel sink/drainer, electric hob with extractor over, integrated eye-level grill/oven, plumbing for washing machine, breakfast bar, space for fridge/freezer, understairs storage cupboard and a wall mounted radiator.

### Lounge

15' 8" x 13' 6" ( 4.78m x 4.11m )

Double glazed window to the rear, storage cupboard, wall mounted radiator and sliding patio doors into the conservatory.

### Conservatory

16' 9" x 5' 9" ( 5.11m x 1.75m )

Double glazed windows looking out to the garden, power and door leading to the rear garden.

## First Floor

Storage cupboard and loft hatch.

### Bedroom One

11' 8" x 10' 4" ( 3.56m x 3.15m )

Double glazed window to the rear of the property, built in wardrobe with sliding doors and a wall mounted radiator.

### Bedroom Two

12' 8" x 8' 3" ( 3.86m x 2.51m )

Double glazed window to the front of the property, built in wardrobe with sliding doors and a wall mounted radiator.

### Bedroom Three

8' 1" x 6' ( 2.46m x 1.83m )

Double glazed window to the rear of the property and a wall mounted radiator.

## Bathroom

Two obscure double glazed windows to the front of the property, bath with shower over and glass screen and separate shower attachment, WC, wash hand basin, fully tiled and a wall mounted radiator.

## Rear Of The Property

Enclosed rear garden with steps from the conservatory leading up to the main area of the garden which is laid to lawn. A timber shed provides additional storage with a rear gate at the head of the garden lead.

## Garage

Located in a block opposite the property, with up and over door.

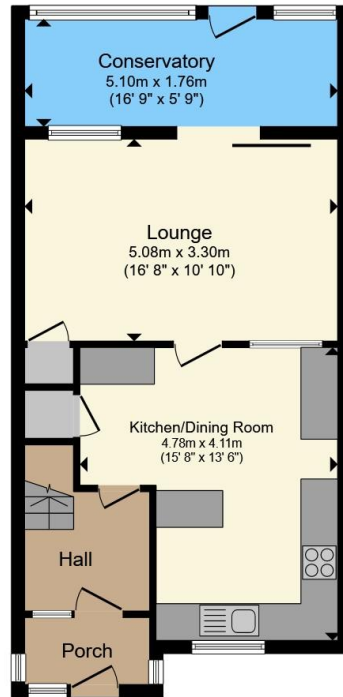
## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

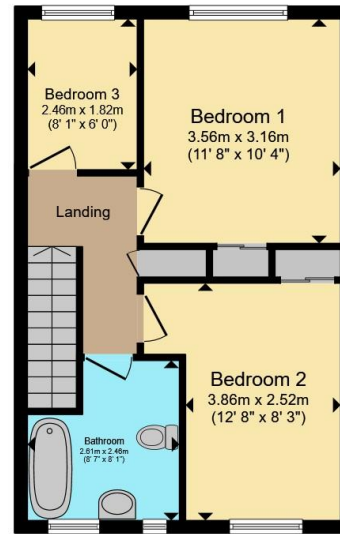








**Ground Floor**



**First Floor**

Total floor area 94.9 m<sup>2</sup> (1,022 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**directions to this property:**  
[What3Words///state.pesky.charm](http://What3Words///state.pesky.charm)

EPC Rating: C Council Tax  
Band: B

**view this property online [connells.co.uk/Property/NAB313284](http://connells.co.uk/Property/NAB313284)**

Tenure: Freehold



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