





9 Higher Sandygate, Newton Abbot

£235,000 Freehold

Charming Two-Bedroom End-of-Terrace Cottage • Sought-After Higher Sandygate Location • Characterful Lounge with Exposed Ceiling Beams • Feature Fireplace with Wood-Burning Stove • Modern Fitted Kitchen with Integrated Oven and Hob • Two Bedrooms, Principal with Built-In Storage • Useful Entrance Porch • Attractive Enclosed Front and Rear Gardens • Versatile Garden Outbuilding and Covered Growing Area • Contemporary Shower Room

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The property is approached via a gated entrance leading into a small enclosed front garden, with a pathway providing access to a useful entrance porch. This bright and practical space offers room for coats and shoes before entering the main accommodation.

The welcoming lounge is full of character, featuring exposed timber ceiling beams, wood-effect flooring and an attractive fireplace housing a wood-burning stove, creating a cosy focal point for the room. There is ample space for comfortable seating and additional furniture, while a window to the front allows natural light to fill the room. An open staircase rises to the first floor, adding to the cottage's traditional charm.

Leading from the lounge is a beautifully presented contemporary kitchen, fitted with a range of stylish white wall and base units complemented by contrasting grey worktops and attractive patterned tiled splashbacks. Integrated appliances include an electric oven and hob with a black glass splashback, while additional features include a stainless steel sink with drainer and space for a washing machine. A window overlooking the rear provides plenty of natural light, making this a bright and inviting space for everyday cooking.

Stairs from the lounge lead to the first-floor landing, providing access to both bedrooms and the bathroom.

The principal bedroom is a generously proportioned double room, tastefully decorated in soft neutral tones and enjoying a pleasant outlook from the front-facing window. There is ample space for a double bed and additional bedroom furniture, together with the benefit of a built-in storage cupboard, providing useful storage space while maintaining the room's comfortable and inviting feel.

The second bedroom is another charming room, currently arranged with a bed and additional furnishings. With a window overlooking the rear, this versatile space would make an ideal guest bedroom, child's room or home office.

Completing the first-floor accommodation is a modern bathroom, fitted with a contemporary suite comprising a corner shower enclosure with glazed doors, a wash hand basin set within a vanity storage unit and a low-level WC. An illuminated mirror adds a stylish and practical finishing touch, while a frosted window allows natural light into the room.

Outside, the property benefits from both front and rear outdoor spaces. To the front is an enclosed garden area with gated access and a pathway leading to the entrance porch.

Important Information

Broadband Speed Ultrafast 1800 Mbps (According to OFCOM)

EPC Rating E

Teignbridge Council Tax Band B (£2074.00 2026/2027)

Mains Electric, Water and Sewerage Supplied

The Property is Freehold

Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.







Measurements

Porch 6'1" x 4'10" (1.85m x 1.47m)

Lounge 13'9" x 13'6" (4.19m x 4.11m)

Kitchen 13'7" x 7'10" (4.14m x 2.39m)

Bedroom 13'5" x 10'6" (4.09m x 3.20m)

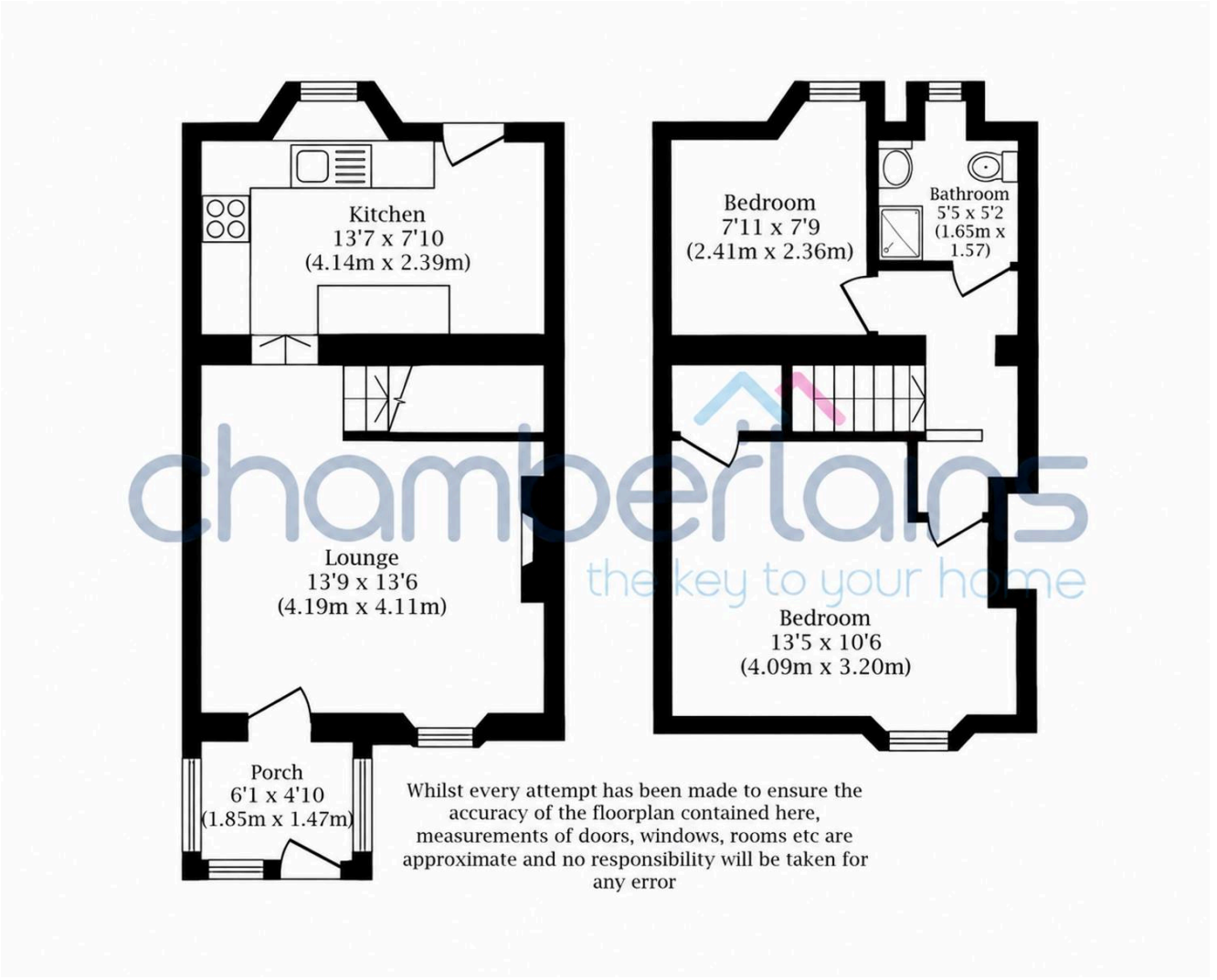
Bedroom 7'11" x 7'9" (2.41m x 2.36m)

Bathroom 5'5" x 5'2" (1.65m x 1.57m)








Kitchen
13'7 x 7'10
(4.14m x 2.39m)
Lounge
13'9 x 13'6
(4.19m x 4.11m)
Porch
6'1 x 4'10
(1.85m x 1.47m)
Bedroom
7'11 x 7'9
(2.41m x 2.36m)
Bathroom
5'5 x 5'2
(1.65m x
1.57)
Bedroom
13'5 x 10'6
(4.09m x 3.20m)
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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







