



13 Gothic Road, Newton Abbot

£350,000 Freehold

Four Bedroomed Semi-Detached House • Driveway Parking • Ensuite to Downstairs Bedroom • Enclosed Rear Garden • Flexible Annexe Potential • Bright Front Lounge • Modern Kitchen/Diner • Conservatory • Downstairs Cloakroom • Garage & Outbuilding

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Positioned within easy reach of Newton Abbot's vibrant town centre, this generously proportioned four-bedroom semi-detached house offers an ideal blend of traditional character, modern comforts, and adaptable living space. With thoughtfully arranged accommodation across two floors, the property suits a variety of lifestyles—from growing families to those seeking multi-generational living or a potential income stream.

A welcoming porch provides shelter from the elements before opening into a light and airy entrance hall, creating a warm first impression.

To the left, the inviting front lounge enjoys a large window and a feature fireplace that serves as a charming focal point, making it an ideal retreat for cosy evenings.

The heart of the home is the kitchen/dining room, where a range of cream wall and base units is complemented by elegant white-flecked worktops. The space is well-equipped with a built-in oven, gas hob, and extractor fan, plus plumbing for a dishwasher and ample room for a fridge/freezer. Overhead skylights flood the dining area with natural light, and doors open into a bright conservatory, perfect for morning coffee or relaxed entertaining while enjoying views of the garden.

A separate second reception room—currently arranged as a dining room—adds another dimension to the ground floor. This versatile space is enhanced by additional kitchen facilities and leads directly to a double bedroom with en-suite shower room. This suite offers excellent potential as a self-contained annexe, ideal for visiting guests, older relatives, or even as a private home office with its own amenities.

A convenient downstairs cloakroom completes the ground-floor layout.

Upstairs, you'll find three well-proportioned bedrooms, including two comfortable doubles and a versatile single—all serviced by a modern, stylish shower room finished with contemporary fixtures and fittings.

To the front, a block-paved driveway provides off-road parking for two vehicles, while side access leads to the rear of the property.

The enclosed rear garden is a true highlight: a generous lawn provides ample space for children to play or pets to roam, and a decked patio area invites alfresco dining or summer gatherings. A door from the garden leads into the rear of the garage and a useful outbuilding, both offering valuable storage or workshop potential.

Measurements

Lounge - 13'0 × 11'1 (3.97m x 3.37m)

Kitchen - 19'2 × 9'8 (5.85m x 2.95m)

Dining Room - 17'3 × 16'1 (5.25m x 4.90m)

Conservatory - 8'6 × 7'7 (2.60m x 2.30m)

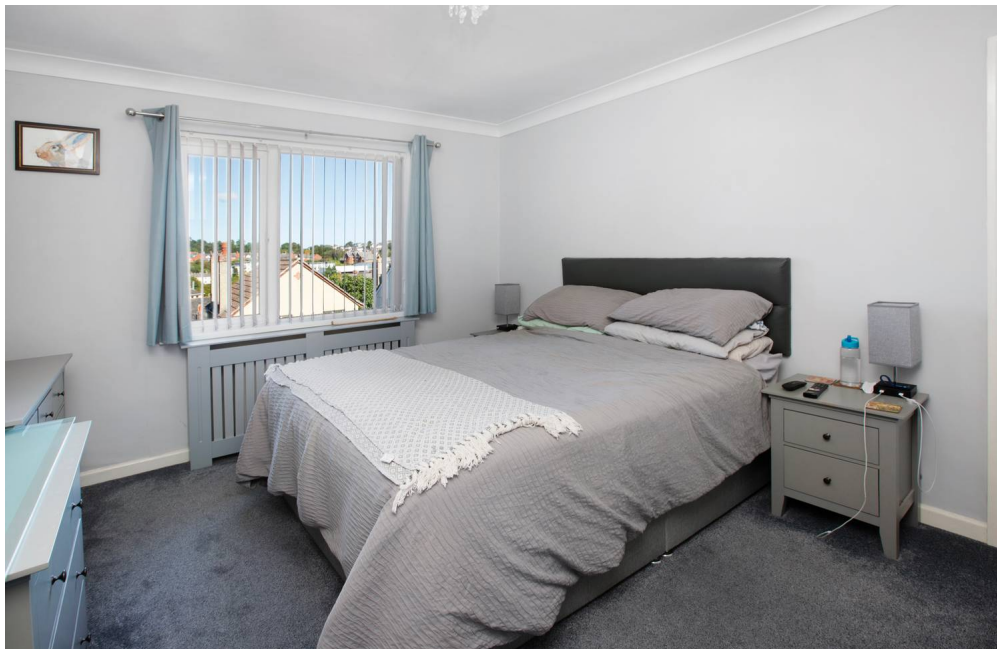
Bedroom - 11'6 × 7'7 (3.50m x 2.31m)

Bedroom - 13'1 × 10'10 (4.00m x 3.30m)

Bedroom - 11'8 × 10'0 (3.55m x 3.06m)

Bedroom - 8'4 × 6'9 (2.55m x 2.05m)

Garage - 17'1 × 9'6 (5.20m x 2.90m)



Important Information

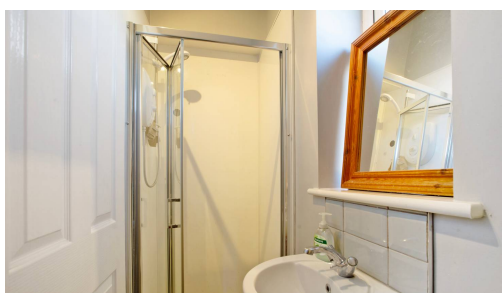
Broadband Speed Ultrafast
1800 Mbps (According to
OFCOM)

Teignbridge Council Tax Band
C (£2299.64 2025/2026)

EPC Rating TBD

Mains Gas, Electric, Water and
Sewerage Supplied

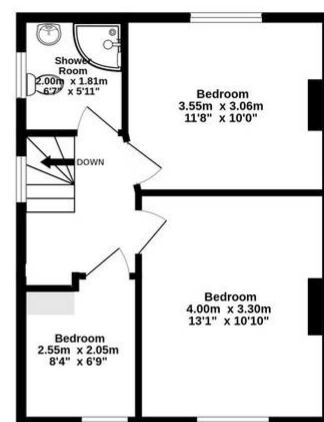
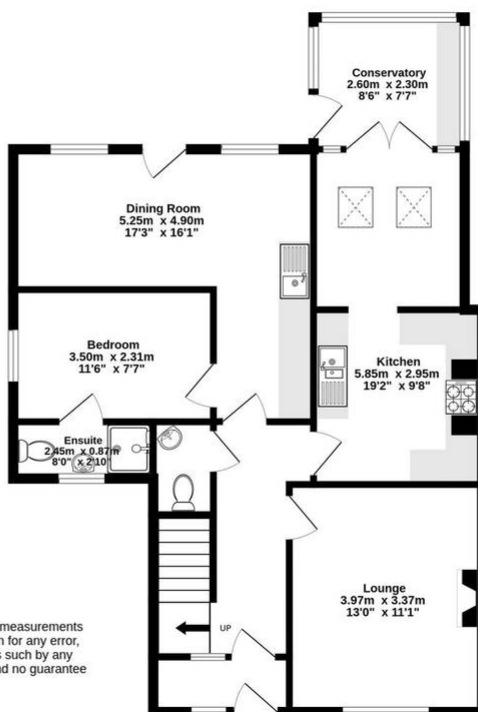
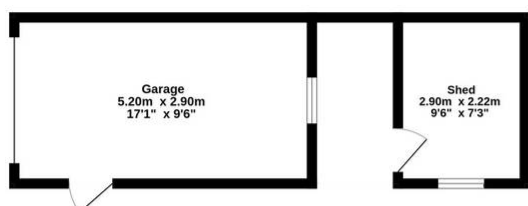
The Property is Freehold



Garage
25.9 sq.m. (279 sq.ft.) approx.

Ground Floor
75.1 sq.m. (809 sq.ft.) approx.

1st Floor
37.3 sq.m. (402 sq.ft.) approx.



TOTAL FLOOR AREA : 138.3 sq.m. (1489 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+) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		