



**Connells**

Brownhills Road  
Newton Abbot





### Property Description

This charming two bedroom terraced house is located on Brownhills Road, a peaceful residential area on the outskirts of Newton Abbot. The property benefits from a private garden, off-road driveway parking, gas central heating, and UPVC double glazing throughout.

The accommodation includes two well-proportioned bedrooms, a kitchen and bathroom, making it ideal for small families, couples, or first-time buyers. Situated just a short walk from local schools and a range of amenities, the home offers both convenience and comfort.

Newton Abbot is a bustling market town with excellent amenities including high street shops, supermarkets, leisure facilities, and a hospital with an A&E department. For commuters, the property offers fantastic transport links: the A38 Devon Expressway (just 3 miles away) provides easy access to Plymouth, Exeter, and the M5, while the nearby mainline train station connects to London Paddington in approximately 2.5 hours.

This property offers an excellent opportunity to enjoy a quiet location with all the benefits of modern conveniences and connectivity.

### Front Of The Property

Driveway parking for one vehicle, uPVC door into the property.

### Lounge

14' 7" max x 13' 2" max ( 4.45m max x 4.01m max )

Double glazed window to the front of the property, feature fireplace, understairs storage cupboard and a wall mounted radiator.

### Kitchen

8' 1" max x 8' 4" max ( 2.46m max x 2.54m max )

Double glazed window to the rear of the property, wall and base units, one bowl stainless steel sink/drain, space for freestanding oven, plumbing for washing machine, door to the conservatory.

### Conservatory

12' 3" max x 9' 6" max ( 3.73m max x 2.90m max )

Double glazing surrounding, door to the garden.

## First Floor

### Bedroom One

12' 9" max x 9' 7" max ( 3.89m max x 2.92m max )

Double glazed window to the front of the property, feature fireplace, storage cupboard and a wall mounted radiator.

### Bedroom Two

13' 1" max x 10' max ( 3.99m max x 3.05m max )

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

### Bathroom

Bath with shower over, WC, wash hand basin, extractor fan and a wall mounted radiator.

### Rear Of The Property

Enclosed rear garden, with a raised patio area providing space for garden furniture and lawn surrounding.















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.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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