





33 Netley Road, Newton Abbot

£285,000 Freehold

Three Bedroom Semi-Detached House • Walking Distance to Newton Abbot Town Centre • Spacious Kitchen/Diner • Separate Lounge • Two Double Bedrooms • Family Bathroom • Useful Rear Porch with Washing Machine Plumbing • Generous Rear Garden • Raised Decking Area and Paved Patio • Useful Outbuildings and Garage

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The accommodation begins with an entrance hallway providing access to the principal ground floor rooms and stairs rising to the first floor. The lounge is positioned at the front of the property, enjoying natural light from a large window overlooking the front garden.

To the rear is a spacious kitchen/diner, offering a sociable and versatile living space with plenty of room for dining furniture. The kitchen is fitted with a range of wall and base units, contrasting worktops, a built-in oven, gas hob and sink, along with plumbing for a dishwasher. French doors open directly onto an elevated timber deck, creating a lovely connection between the indoor and outdoor spaces and providing an ideal spot for relaxing or entertaining. The decking enjoys attractive views towards Wolborough Hill, providing a lovely outlook and an inviting place to sit and unwind. A further door from the kitchen leads into a useful rear porch, which benefits from plumbing for a washing machine and tumble dryer.

Upstairs, the property offers three bedrooms, comprising two comfortable double bedrooms and a third single bedroom, ideal for use as a child's bedroom, nursery or home office. The family bathroom is fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and WC.

Outside, the property benefits from a front garden laid mainly to lawn, with a pathway leading to the entrance and side access to the rear.

The rear garden is a particularly appealing feature, offering a generous outdoor space with a raised timber deck immediately adjoining the kitchen/diner, ideal for outdoor dining, entertaining or simply relaxing whilst taking in the views towards Wolborough Hill. Steps lead down to a lawned area with paved patio spaces, providing further opportunities for seating and entertaining. The garden also benefits from established boundary hedging and a traditional stone boundary wall. **At the far end of the rear garden is a garage**, providing valuable additional storage or parking space, together with gated rear access. This area also offers potential to create further off-road parking, subject to any necessary permissions and consents, making it a particularly useful feature for a property situated so conveniently close to the town centre.

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

Kitchen/Diner: 17'3" x 10'10" (5.26m x 3.30m)

Lounge: 10'11" x 10'10" (3.33m x 3.30m)

Bedroom One: 11'3" x 10'10" (3.43m x 3.30m)

Bedroom Two: 10'10" x 10'3" (3.30m x 3.12m)

Bedroom Three: 7'11" x 6'10" (2.41m x 2.08m)

Bathroom: 6'8" x 5'11" (2.03m x 1.80m)







Important Information

Broadband Speed Ultrafast 1800 Mbps (According to OFCOM)

Teignbridge Council Tax Band C (£2413.13 2026/2027)

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.

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