



**Connells**

Hilton Road  
Newton Abbot



### Property Description

Situated in a convenient and well-established residential area, this three bedroom mid-terrace property offers generous living accommodation and would make an ideal first-time purchase, family home or investment opportunity.

The property is entered via a porch into a welcoming hallway with stairs rising to the first floor. To the front is a comfortable lounge providing a pleasant space to relax, which leads through to a separate dining room, ideal for family meals and entertaining. To the rear, the fitted kitchen offers a range of wall and base units with work surfaces, space for appliances and a door opening directly onto the rear courtyard garden. A ground floor bathroom completes the accommodation on this level.

To the first floor are three bedrooms, comprising two good-sized double bedrooms and a further single bedroom, ideal for a child's room, home office or dressing room. The first floor also benefits from a separate WC, adding to the practicality of the layout.

Outside, the property enjoys an enclosed rear courtyard garden, providing a low-maintenance outdoor space suitable for seating, potted plants and storage.

Hilton Road is conveniently positioned within easy reach of Newton Abbot town centre, offering a wide range of shops, schools, cafés and leisure facilities. Newton Abbot railway station provides direct links to Exeter, Plymouth and London Paddington, while excellent road connections are available via the A38 and A380.

### Front Of The Property

Door into the porch.

Parking is on-street at the front of the property where there is a residents' permit scheme in operation.

### Entrance Porch

Door into the entrance hallway.

### Entrance Hallway

Stairs to the first floor and a wall mounted radiator.

### Lounge

9' 11" x 9' 6" ( 3.02m x 2.90m )

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

### Dining Room

12' 10" x 10' 7" ( 3.91m x 3.23m )

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

### Kitchen

12' 2" x 7' ( 3.71m x 2.13m )

Single glazed windows to the side of the property, wall and base units, gas hob with extractor over, oven, one and half bowl sink/drainer, plumbing for washing machine, space for fridge/freezer, part tiled, wall mounted radiator, door to bathroom and door to the rear courtyard.

## Bathroom

Obscure double glazed window to the side of the property, bath with mixer taps and shower over, WC, wash hand basin, wall mounted as boiler and a wall mounted heated towel rail.

## First Floor

Split level landing and loft hatch.

## Bedroom One

13' 3" x 10' 3" ( 4.04m x 3.12m )

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

## Bedroom Two

11' 9" x 7' 9" ( 3.58m x 2.36m )

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

## Bedroom Three

9' 7" x 6' 10" ( 2.92m x 2.08m )

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

## Wc

Obscure double glazed window to the rear of the property, WC, wash hand basin, part tiled.

## Rear Of The Property

Outside, the enclosed rear courtyard is low maintenance with a gate providing alternative access onto a service lane.









Total floor area 77.8 m<sup>2</sup> (838 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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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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