



## 9 Grafton Road, Newton Abbot

£210,000 Freehold

Three generous bedrooms • Mid-terraced family home • Central Newton Abbot location • Spacious lounge and dining room • Feature fireplace in dining room • Fitted kitchen with built-in oven and gas hob • Ground floor bathroom plus first floor WC • Enclosed low-maintenance rear garden • Rear lane access with potential for off-road parking • Ideal first-time buy or investment opportunity

### Contact Us...

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Situated in the heart of Newton Abbot, this spacious three-bedroom terraced home offers generous accommodation throughout and excellent versatility, with the rear garden offering potential to create off-road parking via the rear lane. The property welcomes you via an entrance hall leading into a comfortable lounge and separate dining room, creating an ideal layout for both everyday living and entertaining. The dining room features an attractive fireplace and flows seamlessly into the kitchen at the rear of the property.

The kitchen is fitted with a built-in oven, gas hob and extractor hood, with a stainless steel sink positioned beneath the rear-facing window. There is also space and plumbing for a washing machine and fridge/freezer. A door from the kitchen leads into a rear hall providing access to the bathroom and rear garden.

The ground floor bathroom is fitted with a bath and shower over, WC and wash hand basin. Upstairs, the property offers three generously sized bedrooms together with an additional WC. Two bedrooms overlook the rear garden, while the largest bedroom enjoys a front-facing aspect.

Externally, the enclosed rear garden is laid mainly to slab for ease of maintenance. Subject to any necessary consents, the garden offers excellent potential to create off-road parking while still retaining usable outdoor space, providing flexibility for a variety of needs. On-street parking is also available to the front. A fantastic opportunity for first-time buyers, families or investors seeking a well-located home close to the amenities and transport links of Newton Abbot town centre.

#### **Measurements**

Lounge - 10'8 × 9'5 (3.05m x 2.74m)

Dining Room - 11'11 × 11'4 (3.35m x 3.35m)

Kitchen - 12'2 × 8'8 (3.66m x 2.44m)

Bathroom - 7'2 × 4'4 (2.13m x 1.22m)

Bedroom - 14'2 × 9'6 (4.27m x 2.74m)

Bedroom - 11'11 × 7'11 (3.35m x 2.13m)

Bedroom - 9'7 × 8'9 (2.74m x 2.43m)

## Important Information

Teignbridge Council Tax Band B (£2111.50 2026/2027)

EPC Rating D

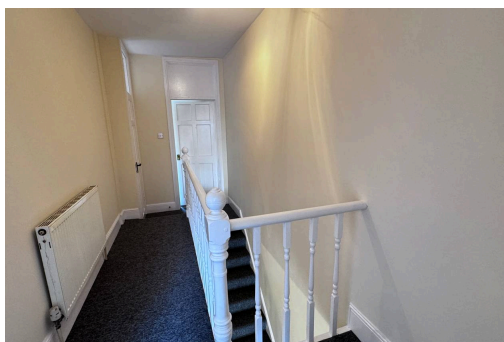
Broadband Speed Ultrafast 1800 Mbps (According to OFCOM)

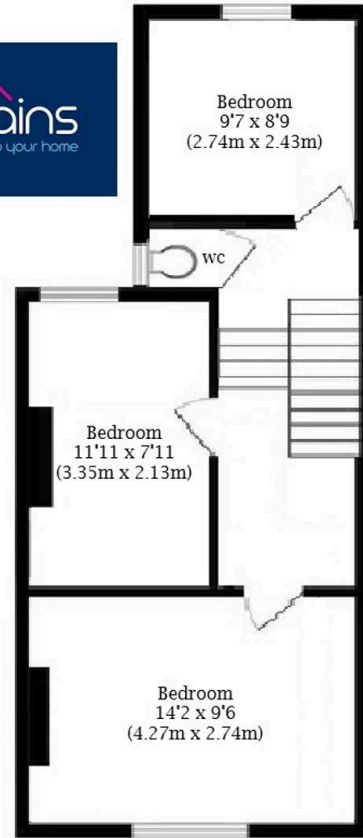
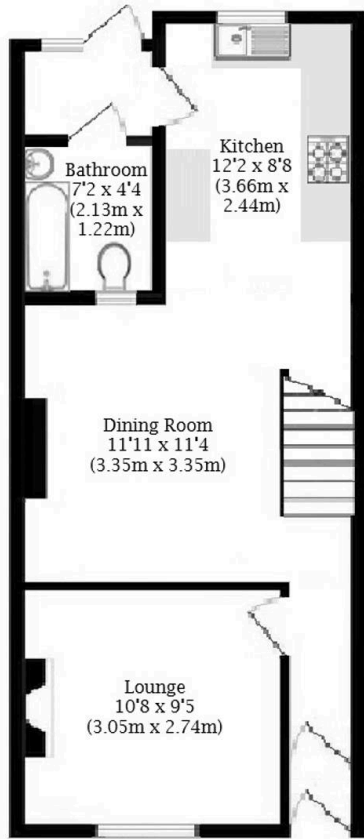
Mains Gas, Electric, Water and Sewerage Supplied

The Property is Freehold.



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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	