



31 Burnley Road, Newton Abbot

£225,000 Freehold

Mid-Terraced House • Two Double Bedrooms • Open-plan Lounge/Kitchen/Dining Room • Main Bathroom • Entrance Hall • Ample Storage • Enclosed Rear Garden • Single Garage • Great Location • Tenure: Freehold/ EPC: C

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Nestled in a popular area of Newton Abbot, this well proportioned two-bedroom home offers the perfect blend of open-plan modern living and outdoor relaxation. With a private sunroom, a low-maintenance garden, and the added benefit of a garage, this property is an ideal find for first-time buyers, downsizers, or investors.

As you enter the property, you are welcomed into a spacious entrance hallway—an ideal area for removing shoes and coats, with the added benefit of a useful storage cupboard by the door. To your right, a glass door leads into the open-plan living space. This bright and versatile area offers ample room for furnishings and can be easily arranged into both living and dining zones. The living area flows seamlessly into the kitchen, which is well-equipped with generous worktop and cupboard space, as well as a built-in oven and hob. There is also space for a fridge/freezer and washing machine. From the lounge/dining area, a door opens into the lean-to sunroom—a fantastic spot to enjoy during the warmer months, with direct access out to the low-maintenance rear garden.

Upstairs, the property continues to impress. To the left at the top of the stairs is the main bathroom, fitted with a WC, wash basin, radiator, and a bath with overhead shower. The first double bedroom overlooks the front of the property and is a well-proportioned room, benefiting from a storage cupboard which could easily be converted into a wardrobe. Completing the accommodation is a second generous double bedroom overlooking the rear of the property.

MEASUREMENTS

Entrance Hall: 5'05" x 5'05" (1.65m x 1.65m)

Lounge/Diner: 19'00" x 16'07" x 9'03" (5.79m x 4.88m x 2.82m)

Sunroom: 7'01" x 5'11" (2.16m x 1.52m)

Kitchen: 9'03" x 6'11" (2.82m x 2.11m)

Bedroom: 13'02" x 8'09" (4.01m x

Bedroom: 9'09" x 9'07" (2.97m x 2.92m)

Bathroom: 6'06" x 6'06" (1.98m x 1.98m)



Important Information

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

EPC Rating C

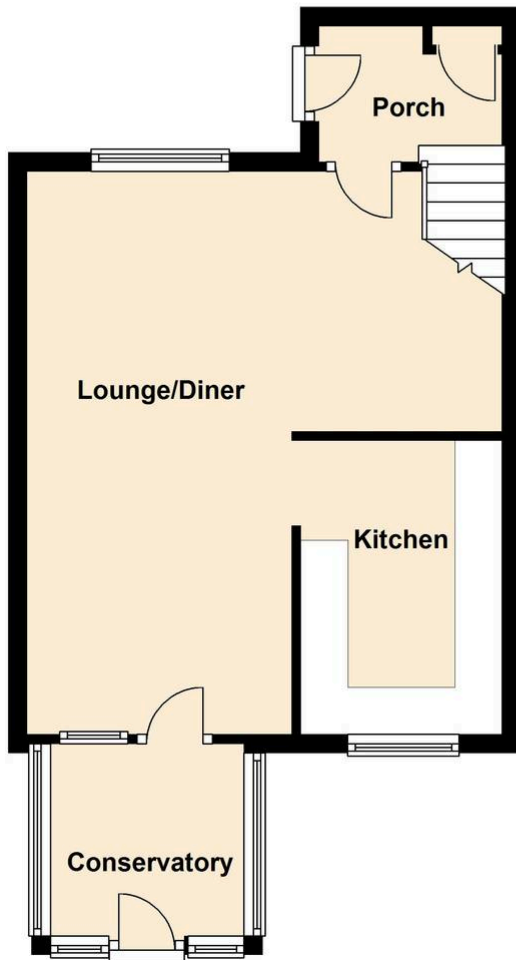
Mains Gas, Electric, Water and
Sewerage supplied

The property is freehold

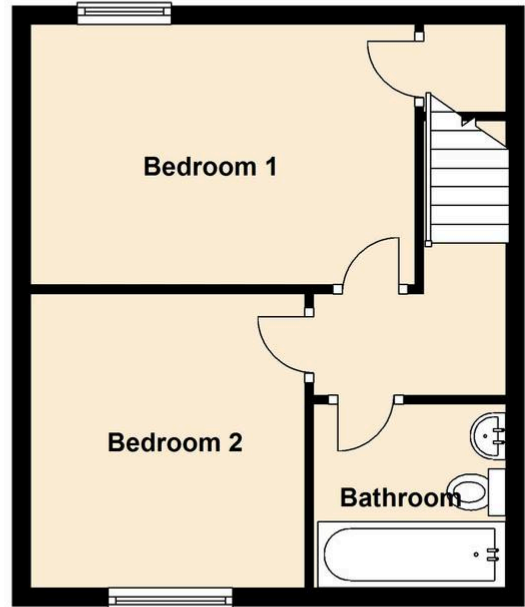




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 