



**Connells**

Elm Road  
Newton Abbot



### Property Description

Situated in a convenient residential location, Elm Road is a charming and well-maintained two bedroom mid terrace property offering comfortable and well-balanced accommodation, ideal for first-time buyers, downsizers or investors alike.

The property is entered into an open-plan lounge and dining area, creating a welcoming and versatile living space. This room benefits from attractive character features including an exposed brick fireplace with wood-burning stove, providing a cosy focal point, along with built-in shelving and ample space for both seating and dining furniture.

To the rear of the property is a modern fitted kitchen, featuring a range of wall and base units, work surfaces and space for additional appliances. A skylight allows natural light to flow into the space, enhancing the bright and practical layout. Beyond the kitchen is the ground floor bathroom, fitted with a white suite comprising bath with shower over, wash hand basin and WC.

On the first floor, the property offers two bedrooms, including a generously sized main bedroom and a further well-proportioned second bedroom, suitable for use as a guest room, nursery or home office.

Externally, the property benefits from an enclosed rear courtyard garden, providing a low-maintenance outdoor space ideal for seating, storage and entertaining.

Elm Road is conveniently positioned within easy reach of Newton Abbot town centre, local shops, schools, transport links and amenities.

### Front Of The Property

On street permit parking. Door into the property.

### Lounge

13' 6" x 9' 3" ( 4.11m x 2.82m )

Double glazed window to the front of the property, feature brick fireplace with log burner,

### Dining Area

13' 7" x 9' 10" ( 4.14m x 3.00m )

Stairs to the first floor, built in shelves, space for dining table and a wall mounted radiator.

### Kitchen

12' 1" x 9' 1" ( 3.68m x 2.77m )

Skylight, wall and base units, one bowl stainless steel sink/drainer, space for freestanding oven, space for fridge/freezer, plumbing for dishwasher and a wall mounted radiator. There is a storage cupboard with plumbing for washing machine, door to the bathroom, and door to the rear courtyard.

### Bathroom

Skylight, bath with mixer taps and shower over, WC, wash hand basin, extractor fan, part tiled and a wall mounted radiator.

## First Floor

## Bedroom One

12' 5" x 9' 9" ( 3.78m x 2.97m )

Double glazed window to the front of the property, two built in storage cupboards, loft hatch and a wall mounted radiator.

## Bedroom Two

10' 8" x 10' 10" ( 3.25m x 3.30m )

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

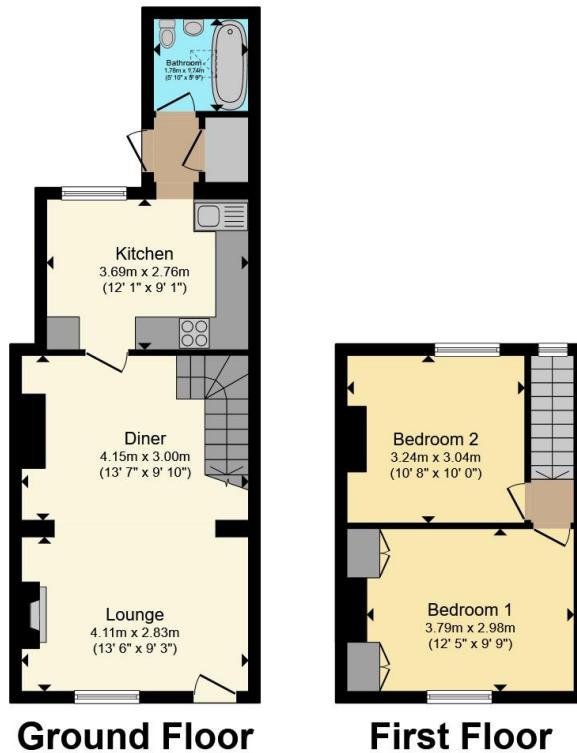
## Rear Of The Property

Enclosed rear courtyard with a timber shed and a gate providing rear access.









Total floor area 67.3 m<sup>2</sup> (725 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)

**Connells**

To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/NAB313229](http://connells.co.uk/Property/NAB313229)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NAB313229 - 0002