



## 67 Chestnut Drive, NEWTON ABBOT

£440,000 Freehold

Four Bedrooms • Detached House • Sought After Area • Multiple Reception Rooms • Ensuite to Principle Bedroom • Kitchen/Breakfast Room • Ground Floor Cloakroom WC • Detached Double Garage • Driveway Parking For Two • Extensive Private Gardens

### Contact Us...

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the key to your home



A canopy porch with external lighting leads to a uPVC double-glazed front door, opening into a welcoming entrance hall. The hallway provides access to a ground-floor cloakroom/WC, useful storage cupboards, and stairs rising to the first floor. The ground floor offers spacious and versatile living accommodation, including a dedicated study that is ideal for those working from home or pursuing hobbies. The generous living room is a comfortable and inviting space, featuring an attractive gas fire and enjoying plenty of natural light from the front-facing window. Double doors lead through to the separate dining room, creating an excellent space for family meals and entertaining guests.

Beyond the dining room is a bright and spacious sun room overlooking the rear garden. This additional reception area provides a wonderful place to relax throughout the year and benefits from direct access to the patio and gardens.

The kitchen/breakfast room is fitted with a range of matching base and wall units, ample worktop space, a gas hob with extractor hood over, integrated double oven, and space for a dishwasher and fridge/freezer. A separate utility room provides space and plumbing for a washing machine, further storage and workspace, together with convenient access to the side of the property and rear garden.

On the first floor, the landing provides access to four well-proportioned bedrooms and the loft space. The principal bedroom is a generous double room with fitted wardrobes and the benefit of a modern en-suite shower room. Bedrooms two and three are also comfortable double rooms, both benefiting from fitted storage, while bedroom four is a good-sized room that could equally serve as a bedroom, nursery, or home office. Completing the first-floor accommodation is a family bathroom fitted with a full size bath with shower over, wash hand basin, and WC.

Occupying an extensive plot, the property enjoys attractive level gardens that provide a high degree of privacy and ample space for outdoor entertaining, recreation, and gardening. The property further benefits from a detached double garage and generous driveway parking.

Offering flexible and well-proportioned accommodation throughout, this appealing family home combines practical living space with excellent outdoor areas in a sought-after residential setting.

## Measurements

- Sitting Room – 4.45m × 3.57m (14'7" × 11'9")
- Double Garage – 4.90m × 5.04m (16'1" × 16'6")
- Bedroom 1 – 3.83m × 3.70m (12'7" × 12'2")
- Kitchen/Dining Room – 2.60m × 4.47m (8'6" × 14'8")
- Dining Room – 2.82m × 3.57m (9'3" × 11'9")
- Bedroom 2 – 2.82m × 2.84m (9'3" × 9'4")
- Office – 2.99m × 2.49m (9'10" × 8'2")
- Bedroom 4 – 2.20m × 3.70m (7'3" × 12'2")
- Bedroom 3 – 2.17m × 3.47m (7'1" × 11'5")
- Sun Room – 1.67m × 2.75m (5'6" × 9'0")
- Utility Room – 1.65m × 2.49m (5'5" × 8'2")



## Important Information

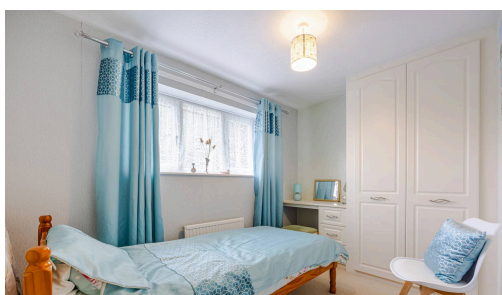
Broadband Speed 1000 Mbps  
(According to OFCOM)

Teignbridge Council Tax Band E  
(£3102.55 2026/2027)

EPC Rating C

Mains Gas, Electric, Water and  
Sewerage Supplied

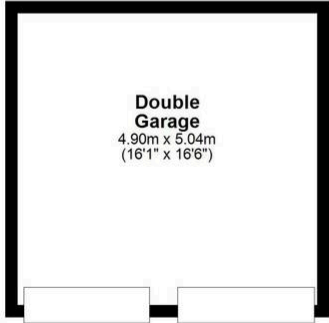
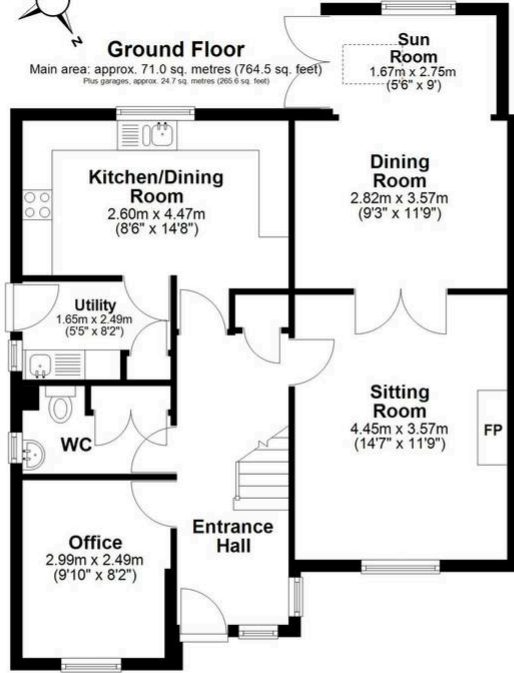
The Property is Freehold





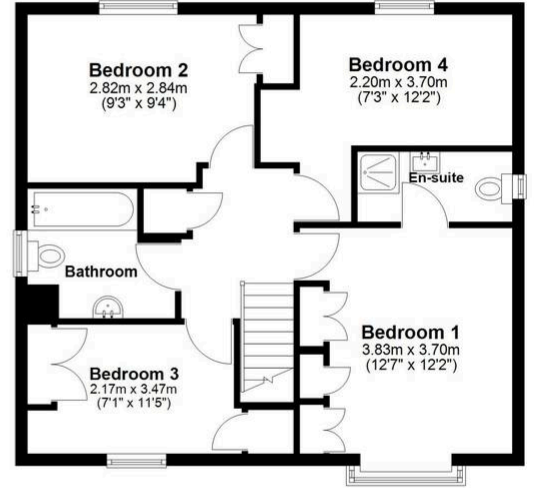
**Ground Floor**

Main area: approx. 71.0 sq. metres (764.5 sq. feet)  
Plus garages, approx. 24.7 sq. metres (265.6 sq. feet)



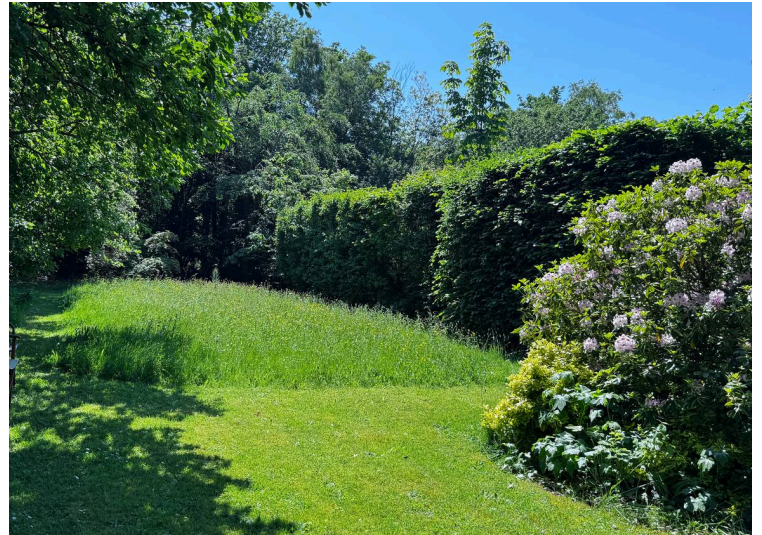
**First Floor**

Approx. 61.2 sq. metres (658.8 sq. feet)



Main area: Approx. 132.2 sq. metres (1423.3 sq. feet)  
Plus garages, approx. 24.7 sq. metres (265.6 sq. feet)

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>	72	78
(55-68) <b>D</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	