



## 17 Bowden Hill, Newton Abbot

£160,000 Freehold

In Need Of Refurbishment • Mid terrace house • Two Double Bedrooms • Lounge / dining room • Utility Room • Rear courtyard • Town Centre Location • Part double glazed

### Contact Us...

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This mid-terraced house, situated in a prime town centre location, presents an excellent opportunity for refurbishment and offers spacious accommodation full of potential. On the ground floor, the property features a large lounge/diner with a charming fireplace, creating a focal point and offering plenty of space for both relaxing and entertaining.

The fully fitted kitchen is equipped with cream base units complemented by contrasting wood-effect worktops, and from here there is direct access to a small courtyard at the rear, providing a private and low-maintenance outdoor area.

From the hallway, stairs lead to the first floor where you will find a particularly generous bathroom complete with a built-in airing cupboard, a full-size bath with shower over, a low-level WC and a wash hand basin.

A few steps from the landing lead to two well-proportioned double bedrooms, both offering good space and flexibility for use as sleeping accommodation, home office or hobby rooms.

With its central location, this property provides convenient access to shops, amenities and transport links, while its need for refurbishment gives any buyer the chance to modernise and create a home finished to their own taste and style.

### Measurements

Lounge/diner - 22'2 × 12'1 (6.71m x 3.66m)

Kitchen - 10'09 × 6'05 (3.05m x 1.83m)

Utility - 6'03 × 5'05 (1.83m x 1.52m)

Bedroom - 14'5 × 10'11 (4.27m x 3.05m)

Bedroom - 10'10 × 9'2 (3.05m x 2.74m)

Bathroom - 10'10 × 7'0 (3.05m x 2.13m)

### Important Information

Broadband Speed - Ultrafast 1800 Mbps (According to OFCOM)

EPC Rating - E

Teignbridge Council Tax Band - B (£2012.19 2025/2026)

Mains Gas, Electric, Water and Sewerage Supplied

The Property is Freehold

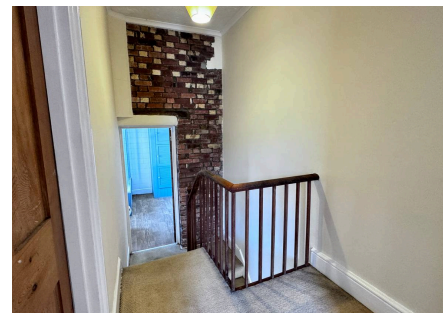
Mid-terraced house in prime town centre location, excellent opportunity for refurbishment, spacious accommodation, fireplace in lounge/diner, fully fitted kitchen, courtyard, generous bathroom, two double bedrooms, central access to shops and transport links.

Council Tax band: B

Tenure: Freehold

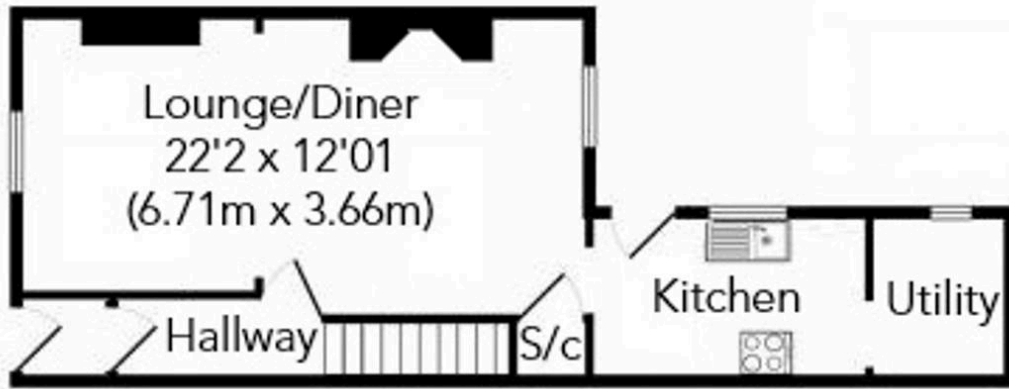
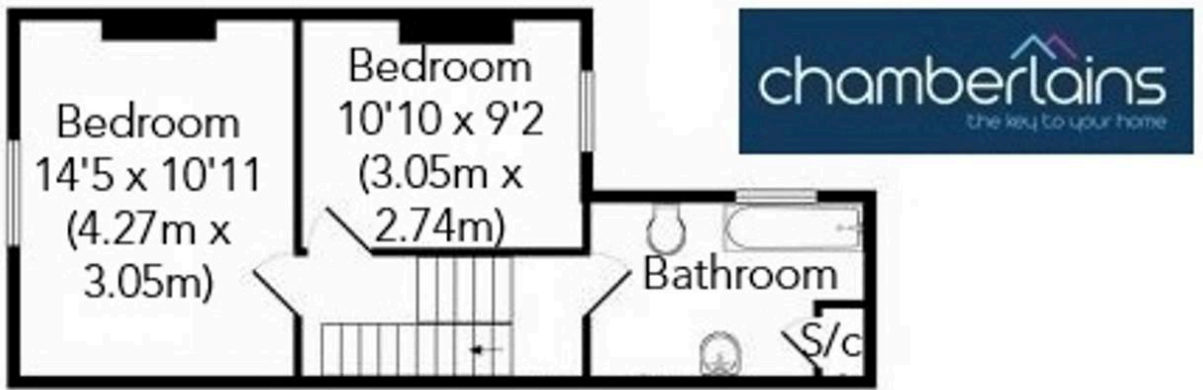
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G



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While 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		78
(39-54)	E		
(21-38)	F	51	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	3	1
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	