



7a Lonsdale Road, Newton Abbot

£600,000 Freehold

Close To Local Amenities • Great Location • Four Double Bedrooms • Large Gated Driveway • Car Port • Large Garage • Kitchen/Diner • Sun Room • Two Bathrooms • Utility Room

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the key to your home



This one-owner home occupies a prime residential position, blending privacy, generous proportions and character. Ideally located between Forde Park and Decoy Country Park, the substantial four double bedroom detached family home offers flexible accommodation, spacious living and plentiful off-road parking.

The property is approached via a **private driveway providing parking for multiple vehicles**, leading to a **car port** where the front door is located. Upon entering, a welcoming hallway provides access to the ground floor accommodation and stairs rising to the first floor.

The **kitchen/diner** is well appointed with a wide range of wooden wall and base units, a sink positioned beneath the window, built-in oven with separate gas hob, and space for a fridge/freezer, offering a practical and sociable space for family living. A door leads through to the **utility room**, which benefits from additional work surfaces, space and plumbing for a washing machine and tumble dryer, a sink under the window, a door to the outside and access to a **separate WC**.

The **lounge** is a bright and comfortable room featuring a fireplace set within a bay-style window, creating an attractive focal point.

The lounge opens through to the **sun room**, which enjoys plenty of natural light and provides direct access to the driveway, making it a versatile additional living space.

Also on the ground floor are **two double bedrooms**, along with a **family shower room** comprising a separate bath and shower cubicle with electric shower, WC, wash hand basin and obscure glazed window.

To the first floor are **two further double bedrooms**, both benefiting from useful eaves storage, along with an additional **shower room** fitted with a WC, wash hand basin set within a vanity unit, airing cupboard and storage.

Externally, the property enjoys **gardens to the rear and side**, mainly laid to lawn with pathways and well-established shrubs and mature trees, providing a good degree of privacy. The combination of generous outdoor space, ample parking and flexible accommodation makes this a particularly attractive family home.

Measurements

Lounge - 14'11 × 12'11 (4.27m x 3.66m)

Kitchen/Diner - 13'6 × 13'4 (3.96m x 3.96m)

Sunroom - 13'3 × 8'7 (3.96m x 2.44m)

Bedroom - 15'7 × 10'6 (4.57m x 3.05m)

Bedroom - 9'5 × 9'0 (2.74m x 2.74m)

Bathroom - 9'1 × 5'9 (2.74m x 1.52m)

Bedroom - 19'3 × 12'11 (5.79m x 3.66m)

Bedroom - 13'0 × 10'7 (3.96m x 3.05m)

Shower Room - 10'6 × 8'2 (3.05m x 2.44m)



Important Information

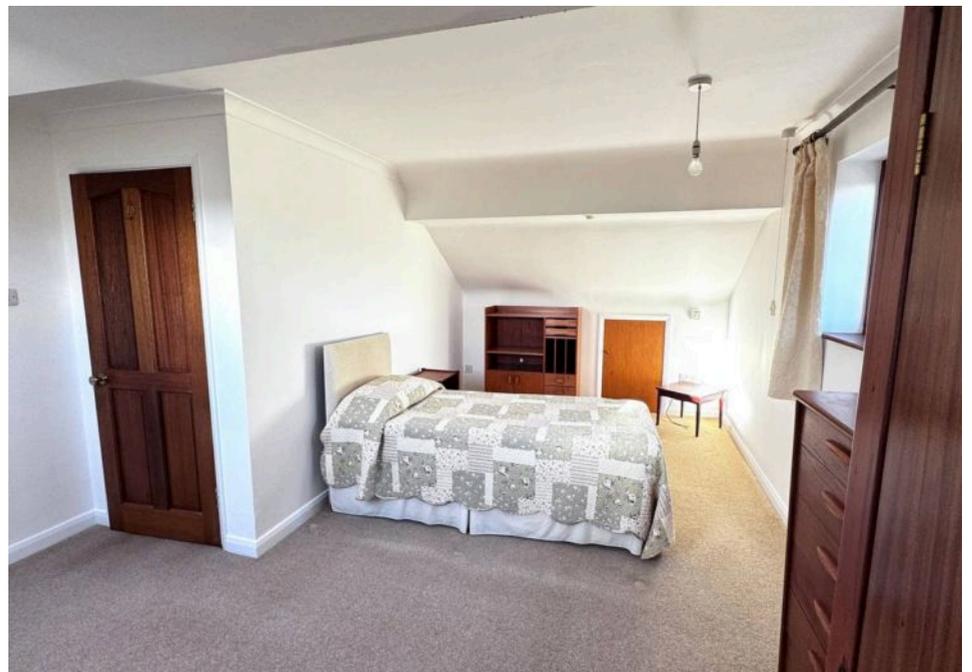
Broadband Speed 1800 Mbps
(According to OFCOM)

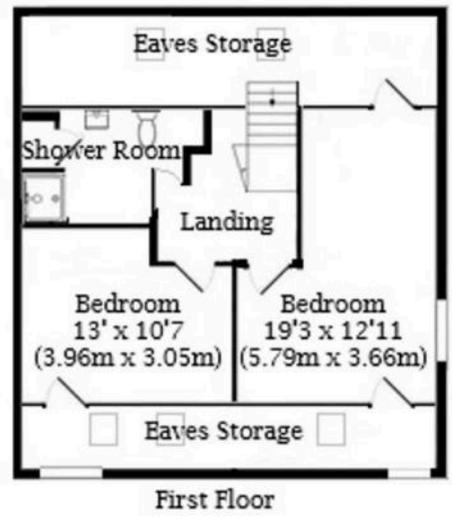
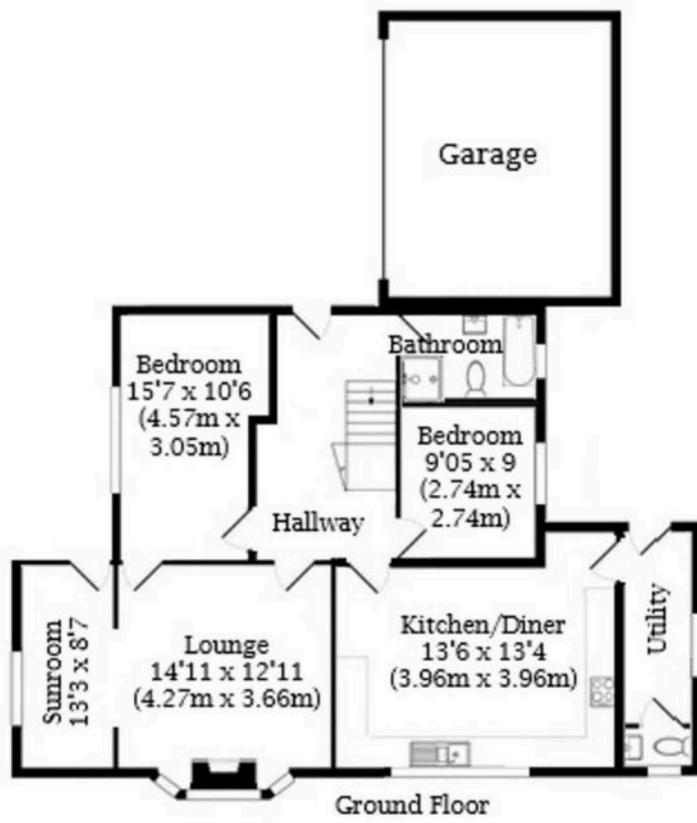
EPC Rating D

Teignbridge Council Tax Band F
(£3736.90 2025/2026)

Mains Gas, Electric, Water and
Sewerage Supplied

The Property is Freehold.





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+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	