



Mid Terrace Period Home

4 Pollyblank Road | Newton Abbot | TQ12 1TY





PROPERTY TYPE

Mid Terrace House



SIZE

1506 Sq Ft



LOCATION

Newton Abbot



AGE

Period



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas



PARKING

On Street Parking



OUTSIDE SPACE

Garden



EPC RATING

F



COUNCIL TAX BAND

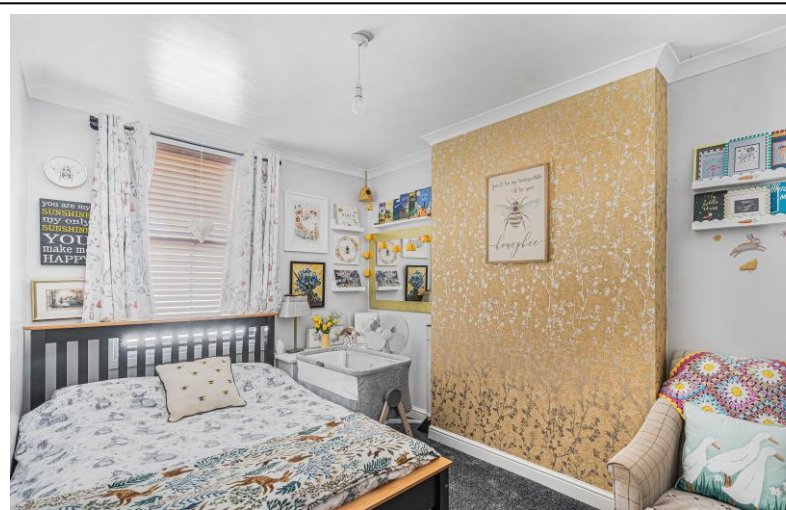
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in a nutshell...

- Four generous bedrooms
- Lounge
- Kitchen/dining room
- Large family bathroom
- Downstairs WC
- Rear garden
- Basement
- Close to Town Centre
- Private Road





the details...

This well presented and spacious four bedroom home is ideally situated close to the town centre, offering versatile accommodation arranged over three floors and providing a comfortable and practical layout for modern family living.

The property is approached via an entrance porch which opens into a welcoming entrance hallway, providing access to the principal ground floor rooms. The generous lounge is positioned to the front of the property and features a window overlooking the front aspect, together with a gas fire set within an attractive mantle surround, creating a cosy focal point to the room.

The spacious kitchen/dining room provides an excellent social and family space, with a range of matching wall and base level units, ample work surface and a window overlooking the rear garden. A door leads through to the rear porch, providing convenient access to the garden.

To the first floor are three bedrooms, comprising two comfortable double bedrooms and a single bedroom, with windows enjoying either a front or rear aspect. The family bathroom is positioned on this floor and benefits from an obscure glazed window to the rear.

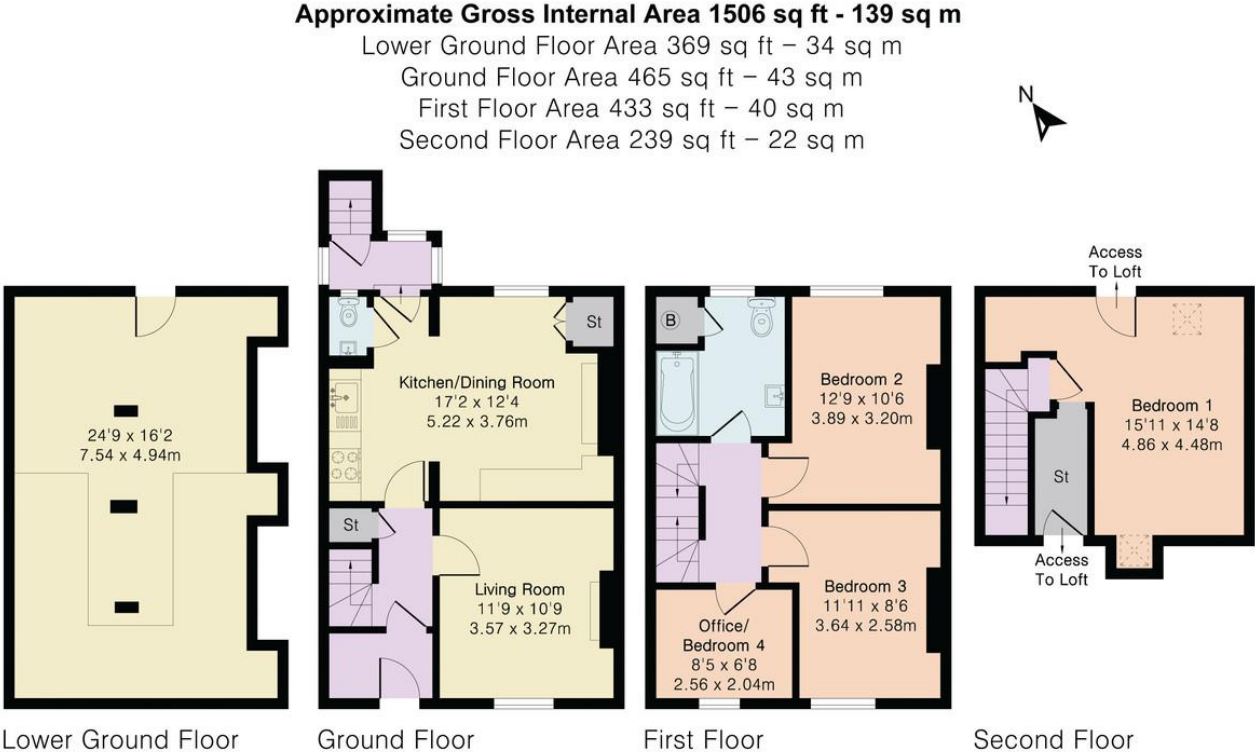
The second floor provides a further well proportioned double bedroom, featuring two skylights which flood the room with natural light. Useful eaves storage adds further practicality and provides excellent additional storage space.

Outside, the enclosed rear garden is predominantly laid to patio, providing a low maintenance area for outdoor seating and entertaining. Accessed from the garden is the cellar/basement, which is surprisingly spacious and offers considerable versatility, with potential for a variety of uses subject to any necessary permissions.

Overall, this is a spacious and adaptable four bedroom home offering generous accommodation, useful outside space and excellent potential, all within convenient reach of the town centre and its wide range of amenities.



the floorplan...



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the location...

Pollyblank Road is conveniently situated in the popular Highweek area of Newton Abbot, offering a good balance of local amenities, schools, green spaces and transport connections. Highweek Community Primary and Nursery School and Bradley Barton Primary School are both within easy reach, with Coombeshead Academy and Newton Abbot College providing secondary education.

Newton Abbot town centre is readily accessible and offers a wide range of shops, supermarkets, cafés, restaurants, pubs and everyday services, together with the popular Market Walk and Newton Abbot Market.

For leisure, Newton Abbot Leisure Centre provides swimming, fitness and sporting facilities, while Bakers Park and Decoy Country Park offer attractive spaces for walking and outdoor recreation. The town also benefits from a cinema, golf courses, tennis facilities and Newton Abbot Racecourse, with Dartmoor and the South Devon coastline within easy reach.

Transport links are excellent, with Newton Abbot railway station providing regular services towards Exeter, Plymouth and London, while the A380 offers convenient road access towards Torquay and Exeter and connects with the wider Devon road network.





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