



9 Addison Road, Newton Abbot

£220,000 Freehold

Three-bedroom mid-terrace home • Well-proportioned accommodation over two floors • Bright dual aspect lounge with feature fireplace • Separate dining room • Fitted kitchen with pantry • Two double bedrooms and one single • First floor shower room • Enclosed rear garden with patio and lawn • Greenhouse and mature planting • Close to town centre and transport links

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The accommodation on the ground floor is well laid out, beginning with an entrance hallway that provides access to the principal reception rooms and staircase rising to the first floor. The lounge is a particularly bright and welcoming space, enhanced by dual aspect windows that allow for plenty of natural light throughout the day. A feature fireplace creates a focal point within the room, making it an ideal setting for both relaxing and entertaining. The separate dining room offers further flexibility, suitable for formal dining, a family room, or even a workspace if required, and flows naturally through to the kitchen.

The kitchen is fitted with a range of wall and base units, offering ample storage and preparation space. The existing kitchen appliances are included in the sale and will be left at the property for the benefit of the new owner. A useful pantry area provides additional practicality, while there is clear scope for a purchaser to update or reconfigure this space to suit their own style and requirements.

To the first floor, the property continues to impress with three bedrooms. The two main bedrooms are well-proportioned doubles, both benefiting from good natural light and offering comfortable accommodation.

The third bedroom is a good-sized single, which could easily serve as a nursery, home office, or hobby room, depending on individual needs. The shower room is fitted with a shower cubicle, wash hand basin, and WC, and is positioned to serve all bedrooms.

Externally, the rear garden provides a good-sized outdoor space, predominantly laid to lawn and complemented by a patio seating area, ideal for al fresco dining or relaxing. The garden also features a greenhouse and a selection of mature shrubs and planting, offering a pleasant environment with plenty of potential for further landscaping or personalisation. A covered walkway provides convenient access between the front and rear gardens, adding to the practicality of the outdoor space.

To the front, the property is approached via steps leading up to the entrance, with a lawned area adding to the overall kerb appeal. On-street parking is available nearby for residents and visitors.

Overall, this property represents a fantastic opportunity to acquire a spacious home with character and potential, situated in a well-connected and desirable area, with scope to modernise and add value over time.

Room Measurements:

Lounge – 18'0" x 10'5" (5.49m x 3.17m)

Dining Room – 11'9" x 10'4" (3.58m x 3.15m)

Kitchen – 15'1" x 7'5" (4.60m x 2.26m)

Bedroom One – 16'5" x 8'11" (5.00m x 2.72m)

Bedroom Two – 14'1" x 12'8" (4.29m x 3.86m)

Bedroom Three – 8'9" x 8'2" (2.67m x 2.49m)



Important Information

EPC Rating D

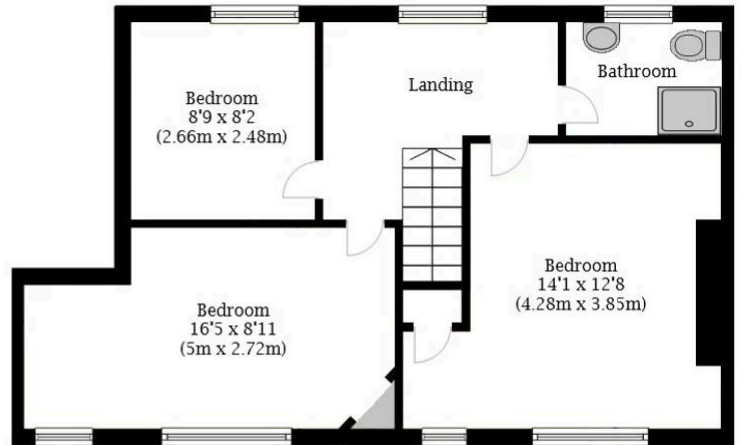
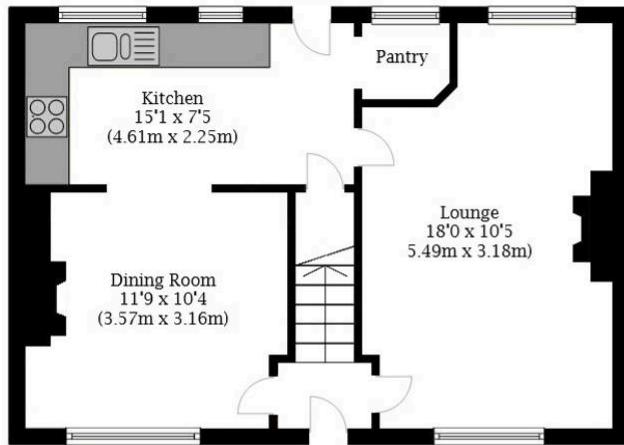
Teignbridge Council Tax Band B
(£2111.50 2026/2027)

Broadband Speed Ultrafast 1800 Mbps
(According to OFCOM)

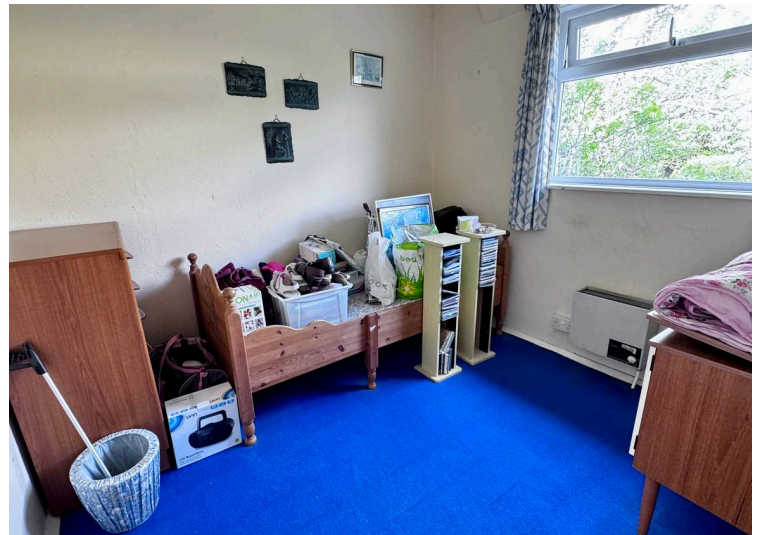
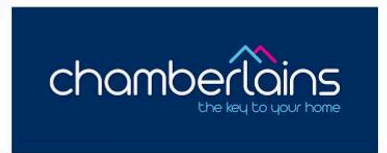
Mains Gas, Electric, Water and
Sewerage Supplied

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		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		