



## Newton Abbot

3x 1x

ENERGY  
RATING  
D59

- Video Walk-through Available
- Victorian Mid Terraced House
- 3 Bedrooms
- Lounge With Woodburner
- Dining Room With French Doors
- Modern Kitchen
- Contemporary Bathroom
- Enclosed Courtyard Garden
- Residents On-Street Permit Parking
- Close To Town Centre

**Guide Price:**  
**£205,000**  
FREEHOLD

# 20 Beaumont Road, Newton Abbot, TQ12 1BB



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

## 20 Beaumont Road, Newton Abbot, TQ12 1BB

A superbly presented Victorian-style mid-terraced home situated in a convenient location a short distance from the town centre. Offering spacious and well-presented accommodation, the property boasts three bedrooms, a large lounge/dining room, modern fitted kitchen and a modern bathroom. Gas central heating and uPVC double glazing are installed and outside there is a rear courtyard and residents on-street permit parking. Internal viewings come highly recommended to appreciate the tasteful and well-presented accommodation along with the convenient location. This lovely home will appeal to a wide range of buyers, making an ideal first purchase or family home.

Beaumont Road is conveniently situated not far from Newton Abbot town centre with its wide range of shopping, business and leisure facilities. For the commuter the A380 dual carriageway to Torbay and Exeter is approximately  $\frac{3}{4}$  mile away, there is a bus station with timetabled bus routes throughout Teignbridge and Torbay, and the mainline railway station is within walking distance.

### The Accommodation:

A uPVC multi obscure double-glazed entrance door with entrance porch and wood panelling to dado level. Part obscure glazed door to the hallway with stairs to first floor and multi obscure glazed door to the dining room with feature alcove, understairs storage cupboard and uPVC double-glazed French doors to the courtyard garden. An archway leads to the lounge with uPVC double-glazed window to front and woodburning stove. The kitchen is fitted with a modern range of grey high gloss wall and base units with work surfaces and matching splashback, inset single drainer sink unit, built-in dishwasher and space for appliances, wall mounted gas boiler, two uPVC double-glazed windows to side and opening to the rear porch with a uPVC part double-glazed door to outside and sliding door to the bathroom. The bathroom is fitted with a modern white suite comprising panelled bath with mixer tap and shower attachment over, low level WC, vanity wash basin, wall radiator and a uPVC obscure double-glazed window.

Upstairs on the first floor the landing has access to loft, bedroom one has a uPVC double-glazed window to front, bedroom two has a uPVC double-glazed window to rear and bedroom three has a uPVC double-glazed window to side.

### Parking:

Residents permit parking in operation in the area.

### Gardens:

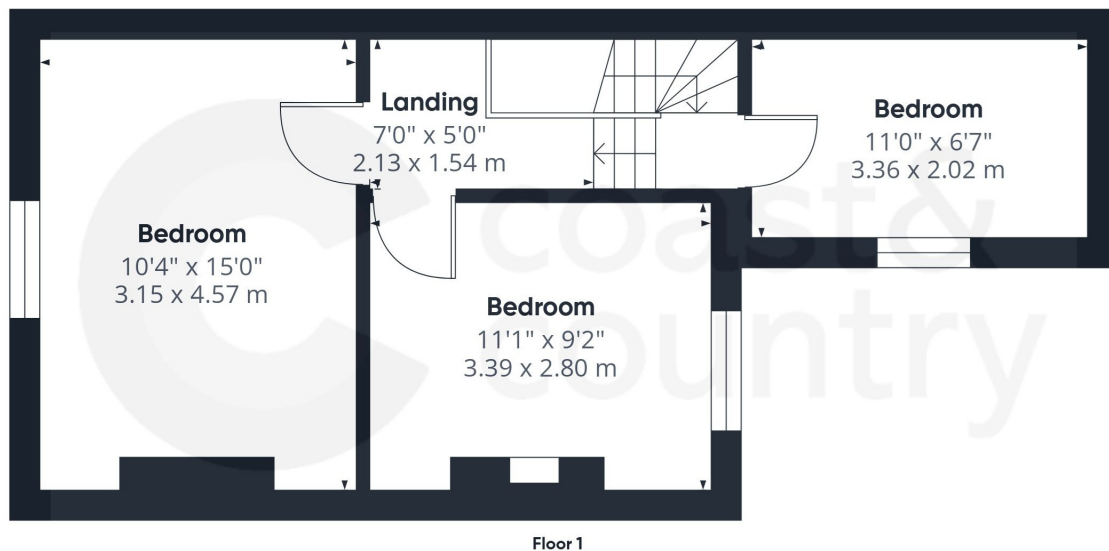
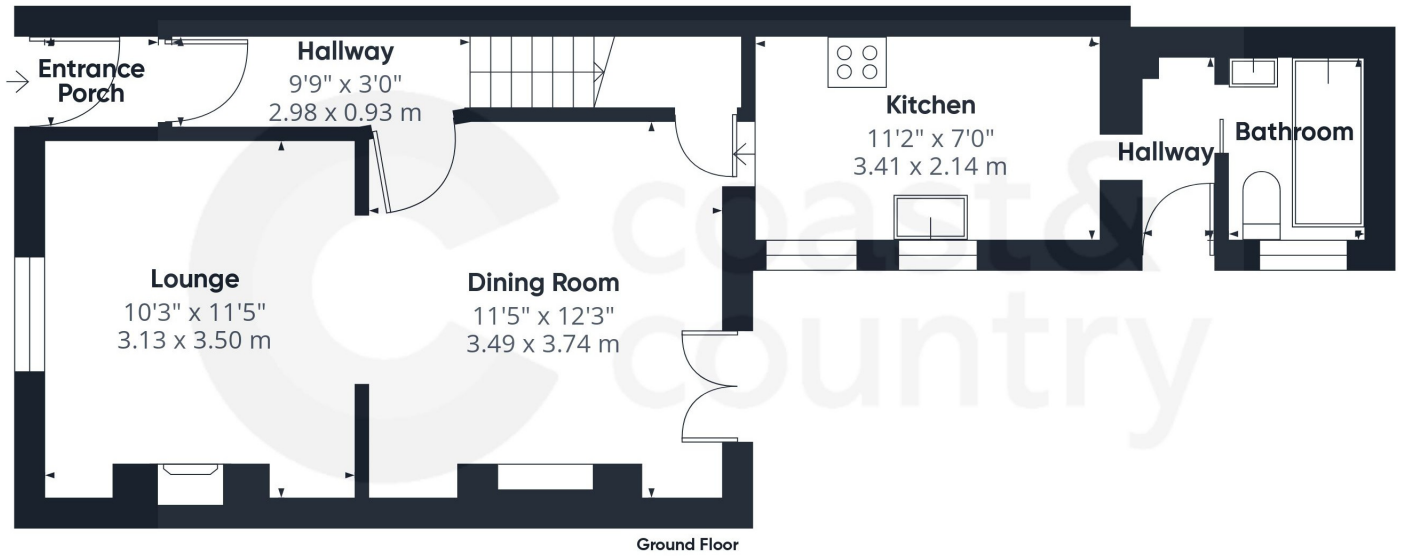
Outside there is an enclosed rear courtyard with gate to rear service lane.

### Directions:

From the Penn Inn roundabout follow signs for Totnes A381. Continue straight ahead through all the sets of traffic lights. Take the fifth turning on the left into Beaumont Road.



# 20 Beaumont Road, Newton Abbot, TQ12 1BB



**Approximate total area**  
805 ft<sup>2</sup>  
74.8 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

New roof installed in April 2026 which comes with a 20-year warranty.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.