





100 Abbotsbury Road, Newton Abbot

£310,000 Freehold

Three Bedroom Terraced Home • Walking Distance to Town Centre • Spacious Sitting Room • Modern Kitchen/Breakfast Room • Separate Dining Room • Ground Floor WC • Bathroom with Bath & Separate Shower • Generous Low-Maintenance Rear Garden • Double Gates Providing Off-Road Parking • Attractive Bay Windows

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This spacious and beautifully presented **three-bedroom terraced home** offers approximately **1,291 sq. ft. of accommodation** and is conveniently positioned within **walking distance of Newton Abbot town centre**. Combining generous room proportions with a modern kitchen/breakfast room and a particularly versatile rear garden, the property makes an excellent family home.

The ground floor begins with an entrance hall leading into an attractive **sitting room**, where a large bay window with fitted shutters allows plenty of natural light into the room. A feature fireplace provides a central focal point, while the generous proportions offer ample space for comfortable seating.

A separate **dining room** provides an excellent space for entertaining and features a character fireplace, with double doors opening directly onto the rear garden.

To the rear is the impressive **kitchen/breakfast room**, fitted with a contemporary range of **light grey high-gloss wall and base units**, complemented by contrasting work surfaces. The kitchen benefits from an **integrated fridge/freezer and dishwasher**, along with space and plumbing for a washing machine, built-in cooking appliances and plenty of room for a breakfast/dining table.

A door provides access to the rear, while a useful **ground-floor WC** completes the accommodation on this level.

Upstairs, the property offers **three generously proportioned bedrooms**. Bedroom One is an especially spacious double room with a bay window, while Bedrooms Two and Three also provide excellent-sized accommodation. The family bathroom is particularly well equipped, featuring both a **bath and separate shower enclosure**, along with a WC and wash hand basin.

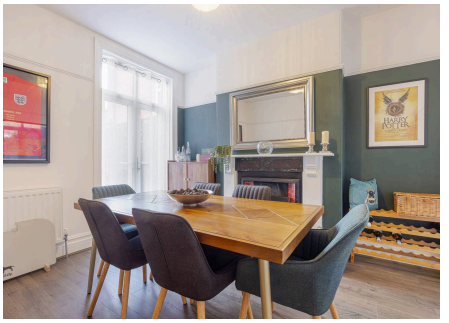
Outside, the property has a front garden with a pathway leading to the entrance. The **rear garden is a real feature of the home**, designed for low-maintenance enjoyment with extensive paved areas providing plenty of room for outdoor seating and entertaining. **Double gates at the rear allow part of the garden to be used for off-road parking if required, while still leaving ample space for a generous garden and seating area.**

Situated within easy walking distance of **Newton Abbot town centre**, the property is ideally placed for access to a wide range of shops, cafés, amenities and transport links, making this an appealing home for buyers looking for generous accommodation in a convenient location.

Kitchen/Breakfast Room – 19'4" x 10'7" (5.89m x 3.23m)
Dining Room – 12'0" x 10'8" (3.66m x 3.26m)
Sitting Room – 12'11" x 12'5" (3.93m x 3.78m)

Bedroom 1 – 16'6" x 12'11" (5.04m x 3.95m)
Bedroom 2 – 11'11" x 10'11" (3.64m x 3.32m)
Bedroom 3 – 10'7" x 10'1" (3.23m x 3.07m)

Anti-Money Laundering Regulations: *Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.*







Important Information

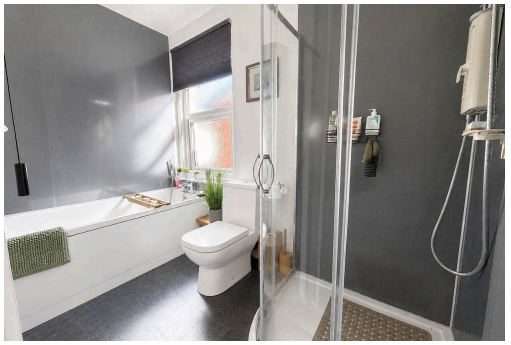
Broadband Speed Ultrafast 1800 Mbps (According to OFCOM)

EPC Rating C

Teignbridge Council Tax Band C (£2413.13 2026/2027)

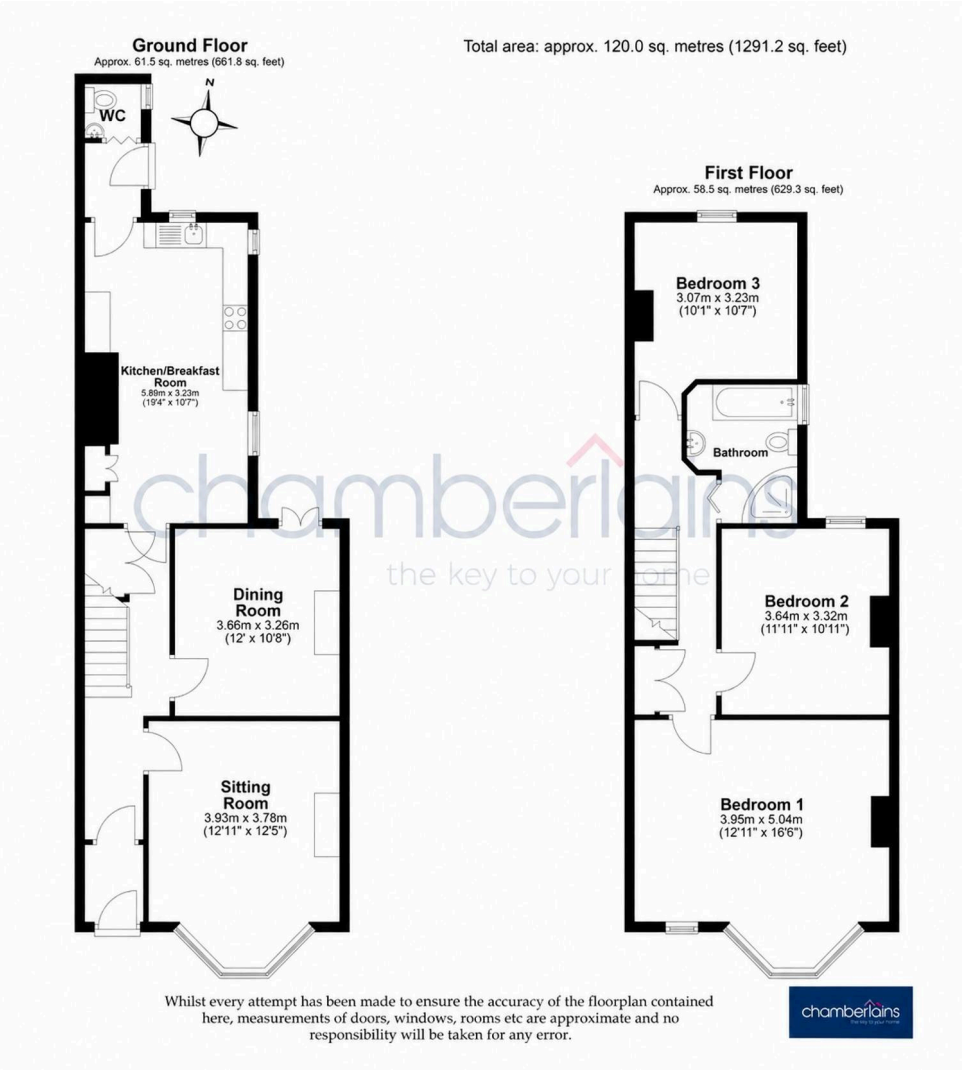
Mains Gas, Electric. Water and Sewerage Supplied

The Property is Freehold





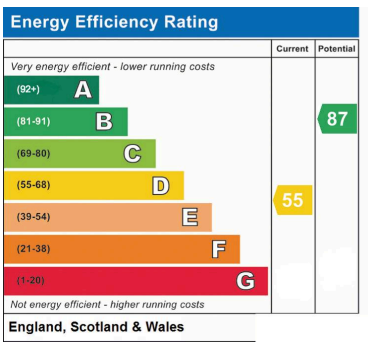


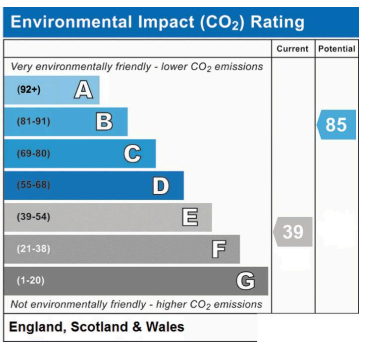

Ground Floor
Approx. 61.5 sq. metres (661.8 sq. feet)
Total area: approx. 120.0 sq. metres (1291.2 sq. feet)
WC
N
Kitchen/Breakfast Room
5.89m x 3.23m
(19'4" x 10'7")
Dining Room
3.66m x 3.26m
(12' x 10'8")
Sitting Room
3.93m x 3.78m
(12'11" x 12'5")
First Floor
Approx. 58.5 sq. metres (629.3 sq. feet)
Bedroom 3
3.07m x 3.23m
(10'1" x 10'7")
Bathroom
Bedroom 2
3.64m x 3.32m
(11'11" x 10'11")
Bedroom 1
3.95m x 5.04m
(12'11" x 16'6")
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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.
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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
55
87
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
39
85
England, Scotland & Wales