



31 Addison Road, Newton Abbot

£285,000 Freehold

OPEN HOUSE SATURDAY 21ST MARCHBY APPOINTMENT ONLY*** • Chain Free Property • Spacious Kitchen • Separate Dining Room • Four Bedrooms • Downstairs Office/Playroom • Bathroom • Downstairs Wet/shower room • Garage and Off-Road Parking • Front and Rear Gardens

Contact Us...

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the key to your home



Offered to the market chain free, this well-presented three-bedroom semi-detached home is ideally located within a popular residential area of Newton Abbot, offering excellent access to local amenities, schools and transport links.

The ground floor provides versatile and well-proportioned accommodation, featuring a spacious lounge, a separate dining room, and a good sized fitted kitchen, ideal for both everyday living and entertaining.

From the lounge, there is access to a further reception room, complete with a wet/shower room. This flexible space could easily be used as a playroom, home office or additional sitting room, making it particularly appealing for buyers who require a dedicated area for working from home or adaptable family living.

The first floor benefits from three good sized bedrooms and a family bathroom, offering comfortable accommodation for a range of buyers.

Externally, the property enjoys the advantage of a garage along with off-road parking for one vehicle, providing both convenience and additional storage. The rear garden offers a pleasant outdoor space, ideal for entertaining, relaxing or family use.

With the added benefit of being sold with no onward chain, this property presents a fantastic opportunity for a smooth and speedy purchase.

Early viewing is highly recommended to appreciate all that this home has to offer.

Lounge - 18'00" x 11'06" (5.49m x 3.35m)

Dining Room - 11'05" x 10'10" (3.35m x 3.05m)

Kitchen - 14'03" x 10'07" (4.26m x 3.05m)

Play Room/Office - 13'00" x 11'09" (3.96m x 3.35m)

Wet/Shower Room - 7'07" x 4'07"

Bedroom - 12'08" x 10'04" (3.66m x 3.05m)

Bedroom - 11'00" x 10'10" (3.35m x 3.05m)

Bedroom - 10'08" x 7'04" (3.05m x 2.13m)

Family Bathroom - 7'09" x 4'09"



USEFUL INFORMATION

Broadband Speed Ultrafast 1800 Mbps
(According to OFCOM)

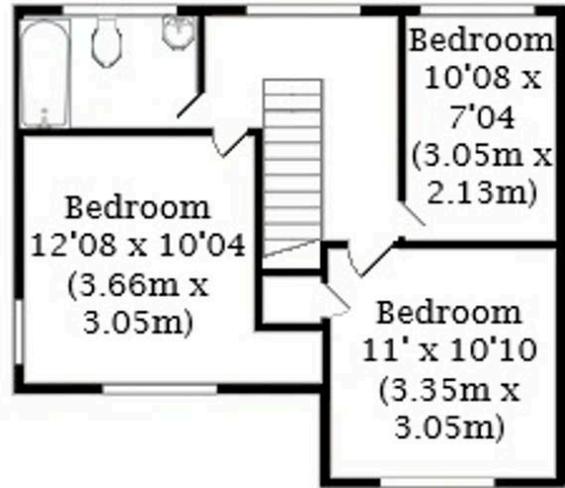
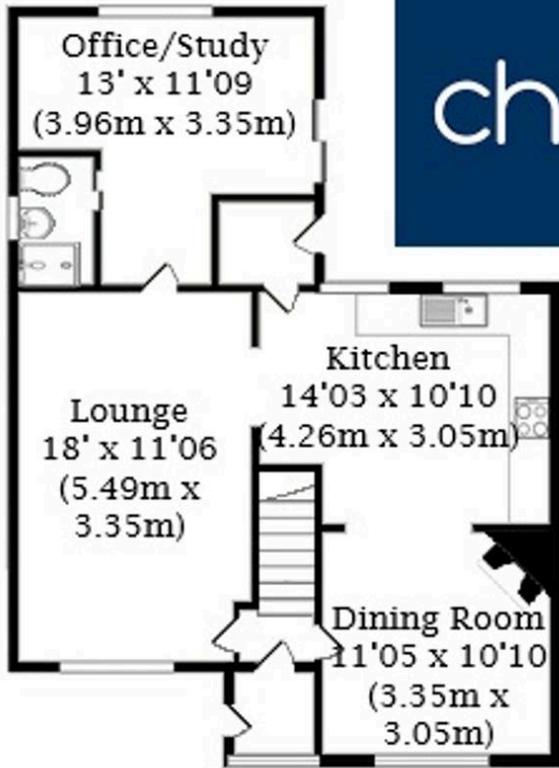
Teignbridge Council Tax Band C
(£2299.64 2025/2026)

EPC Rating TBD

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		74
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	