



Our View “A property that must be seen to be appreciated”

A truly delightful and charming four-bedroom property, presented to a high standard throughout and offering spacious living accommodation, enclosed gardens, and a driveway. The home is attractively positioned in Abbotsbury, Newton Abbot.

The accommodation begins with a spacious and welcoming reception hallway, featuring an original herringbone wooden floor which continues through much of the ground level. From here, you access the living room, situated at the front of the property, boasting a large bay window, continued wooden flooring, and a feature fireplace with mantle surround. Next to the living room is a further reception room, currently used as a dining room, offering versatile use. This room also benefits from wooden flooring, a side aspect bay window, and a feature fireplace with mantle surround. Continuing through the entrance hallway toward the rear of the property, you will find the bespoke and individual kitchen, fitted with an attractive range of matching wall and base units,

granite work surfaces, and a mixer tap with integrated drainer. A freestanding island provides space for breakfast stools, and a feature wood-burning fireplace adds character. Double doors open onto the garden, and an opening leads through to the utility room, which offers additional worktop space, storage units, mixer tap, and corner sink. From here, there is access to the side of the property, a downstairs WC, and a separate pantry. Understairs storage is also available from the entrance hallway. Stairs rise to the first floor, where the landing provides access to four bedrooms, all of which feature windows with front, side, or rear aspects. The master bedroom includes a double-glazed bay window to the front. Completing the internal accommodation is the family bathroom, fitted with a pedestal wash hand basin, panel bath, and separate shower, with a window to the rear. Adjacent is a separate WC. Externally, the property offers enclosed and private gardens, with gated access to a sweeping stone-chipped driveway leading to the front and side of the property. To the rear is an enclosed garden with a level lawn and a raised decking area—ideal for outdoor dining and entertaining.

• Delightful period property

- Spacious living room
- Separate dining room
- Kitchen / breakfast room
- Utility room
- Four bedrooms
- Family bathroom
- Enclosed gardens
- Driveway





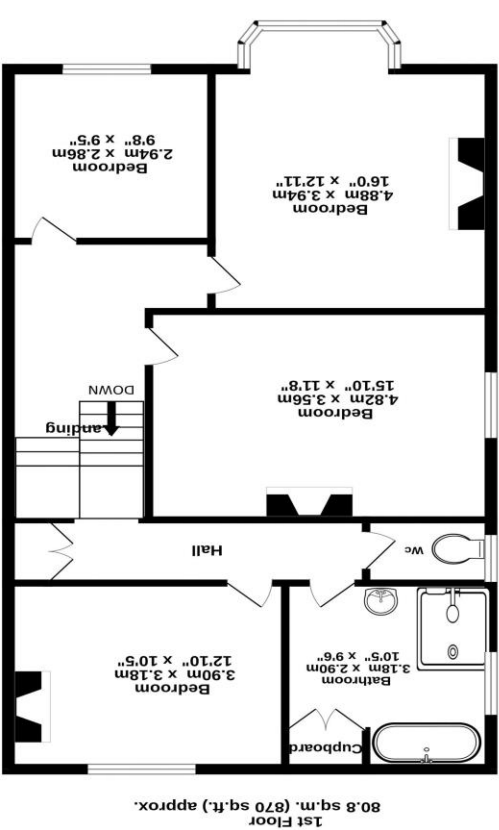
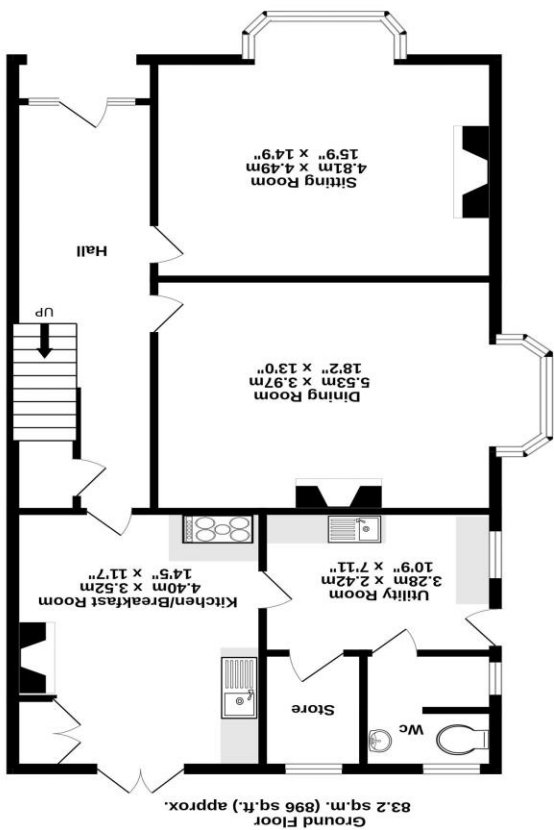
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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TOTAL FLOOR AREA : 164.1 sq.m. (1766 sq.ft.) approx.



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2 Thurlestone Road, Newton Abbot, TQ12 2NJ
Guide price £435,000 Ref: **DSN6970**

