



Milber, Newton Abbot

3x  2x 

ENERGY RATING
D66

- Video Walk-through Available
- End Of Terrace Home
- 3 Double Bedrooms (1 en-suite)
- Lounge/Diner with Patio Doors
- Kitchen/Breakfast Room with Island
- Family Bathroom
- Cloakroom/WC
- Garden with Lawn & Patio
- Garden Cabin with Power
- Popular Location

Guide Price:
£260,000
FREEHOLD

34a Belgrave Road, Newton Abbot, TQ12 4JP



1000s of homes sold in Teignbridge

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

34a Belgrave Road, Newton Abbot, TQ12 4JP

A superb, modern, end of terrace home offering spacious and tastefully presented accommodation situated in the popular Milber area of Newton Abbot. This lovely family home boasts three double bedrooms, master en-suite, a large lounge/dining room, stunning kitchen/breakfast room with study area along with a family bathroom and cloakroom/WC. Gas central heating and uPVC double glazing are installed and outside there are easy to maintain gardens and a versatile cabin. Internal viewings are highly recommended to appreciate all this superbly presented family home offers.

Belgrave Road is located in popular Milber which is situated on the edge of Newton Abbot, approximately 1 mile from the town centre with easy access to the mainline railway station and the A380 linking Exeter and Torbay. Newton Abbot has a wide range of amenities including well regarded schools, a variety of shops, supermarkets and cinema. Local amenities to Audley Rise include a convenience store, primary school and Milber woods.

The Accommodation:

A uPVC, part obscure, double-glazed entrance door leads to the entrance hallway with cloakroom/WC comprising low-level WC, pedestal wash basin, tiled flooring and uPVC obscure double-glazed window. The kitchen/breakfast room is extensively fitted with a modern range of grey fronted wall and base units with ample worksurfaces, tiled splashback, central isle with cupboards, inset single drainer sink unit, built-in oven and hob, space for American style fridge/freezer and plumbing for washing machine and dishwasher, uPVC double-glazed windows to front and side and stairs to first floor with study area under. A door leads to the lounge/dining room which is L-shaped with two double-glazed windows to side and uPVC double-glazed sliding patio doors to the garden.

Upstairs on the first floor the landing has a storage cupboard with shelving and access to the loft. Bedroom one has a uPVC double-glazed window to front and an en-suite shower room which is fitted with a modern suite comprising walk-in shower area, low-level WC with concealed cistern, circular bowl vanity wash basin, heated towel rail, storage cupboards, spotlights and uPVC obscure double-glazed window. Bedroom two has a uPVC double-glazed window to rear and built

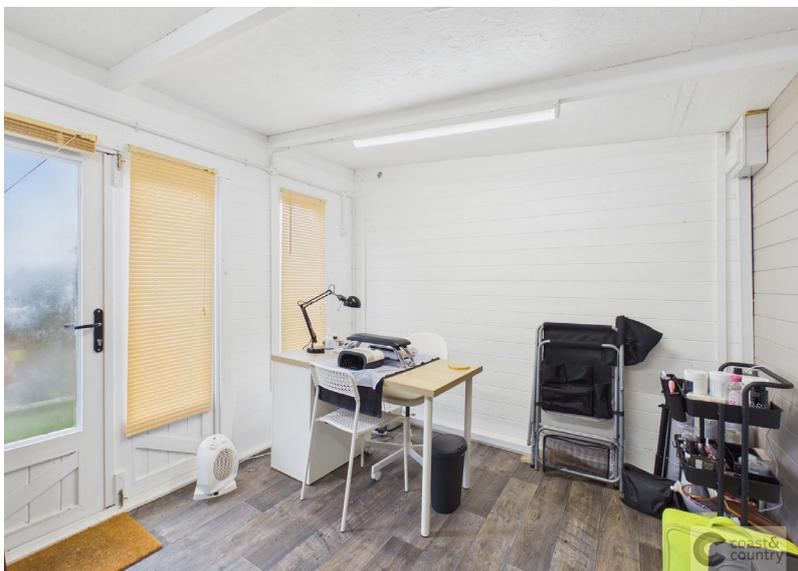
in cupboard. Bedroom three has a uPVC double-glazed window to side and the bathroom has a suite comprising panelled bath with mixer tap and shower attachment, screen and tiling to surround, low-level WC and pedestal wash basin.

Outside:

Outside to the front there is a brick paved area with paving to either side. Gate and path at side lead to the rear garden which is tiered with paved patio, retaining wall, gate and steps lead to a further paved patio with retaining wall and raised shrub borders, further steps lead to a level lawn with a versatile timber cabin with electricity suitable as a home office/salon/workshop.

Directions:

From the Penn Inn roundabout at Newton Abbot take the Milber exit. At the traffic lights turn right into St Marychurch Road. Take the third left into Newtake Rise. Take the first right into Belgrave Road.



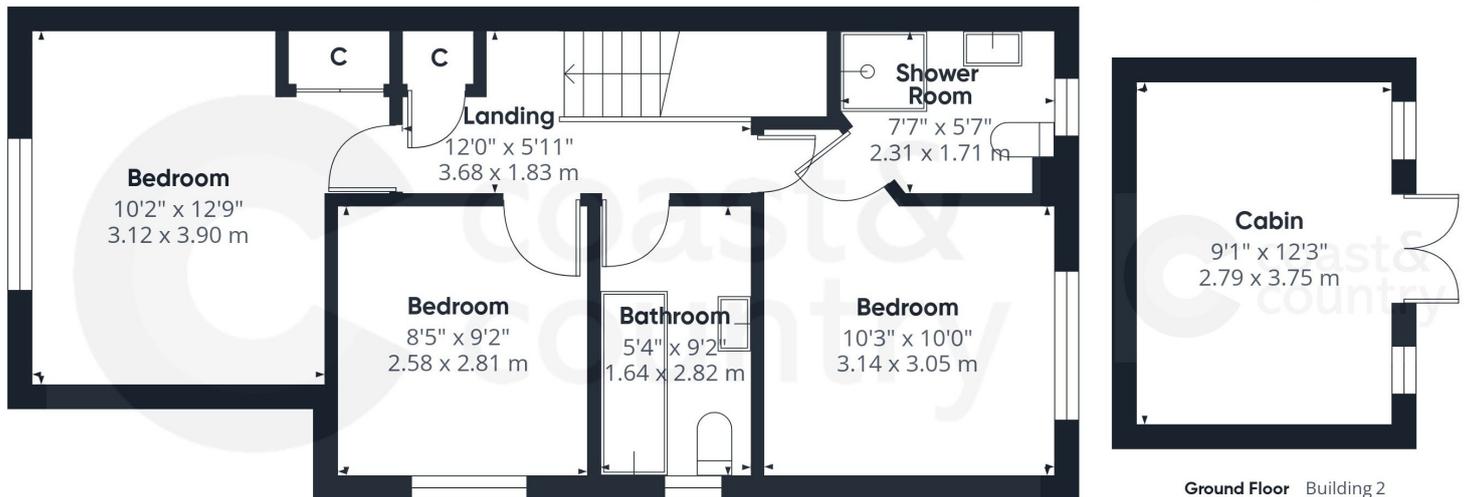
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Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

The sellers are proposing to purchase a new build home which is scheduled for completion in September 2026 and are therefore unable to complete on their sale before this date.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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 are ± 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.