



Newton Abbot

2x  1x 

ENERGY
RATING
D56

- Video Walk-through Available
- End of Terrace House
- 2 Double Bedrooms
- Far-Reaching Views
- Modern Kitchen
- Family Bathroom and Utility Room
- Period Features
- Paved Terrace with Views
- Tiered Rear Garden
- Resident Permit Parking Scheme

Guide Price:
£200,000
FREEHOLD



33 Bowden Hill, Newton Abbot, TQ12 1BH

A beautifully presented two-bedroom Victorian End of terraced house, ideally situated in a central location with far-reaching views across the town and beyond. This delightful home offers spacious accommodation, including a well-appointed kitchen, two comfortable bedrooms, and a modern bathroom, all benefiting from mains gas central heating and double glazing. The property also boasts a sunny, south-facing garden with a patio area, perfect for outdoor enjoyment, and convenient permit parking.

Bowden Hill is perfectly positioned to enjoy all that Newton Abbot has to offer, from its bustling high street with a diverse range of shops, coffee houses, and restaurants to essential amenities like supermarkets and a hospital. Outdoor enthusiasts will appreciate the proximity to Osborne Park and the scenic Quay, ideal for leisurely strolls. Commuters will find excellent transport links with both the mainline train station and bus station just a short distance away, and easy access to the A380 connecting to Torbay and Exeter, with the M5 beyond.

The Accommodation:

The front door itself is a period feature with eye-catching stained glass above. Entering the property on the middle floor, the lounge to one side with much natural light through a window which boasts those open views across the town and also features a period fireplace and surround. To the rear of the property is a charming and well-proportioned kitchen with space for dining table and chairs, spaces for fridge/freezer and dishwasher and a built in oven, grill, hob and hood.

On the lower ground floor is the family bathroom with shower over the bath, a very useful utility room space with plumbing, and an area currently utilised as an office – ideal for home working.

Two double bedrooms on the first floor complete the accommodation – each very similar in size and with original fireplaces. The front bedroom also benefits from those far-reaching views across the town towards Haldon Forest on the horizon.

Outside:

The property benefits from a lovely south-facing garden, providing a sun-drenched haven set over three tiers to the rear which enjoys a decked seating area, a possible vegetable plot above and shed storage at the top. A charming patio area offers the perfect spot for alfresco dining or simply unwinding with those views.

Parking:

Residents benefit from a convenient permit parking scheme in the road. Details available from the local authority.

Directions:

From the Coast & Country office head up Devon Square. Turn right onto East Street. Take the second left into Beaumont Road. Follow the road to the top and then straight across the cross roads into Bowden Hill. The property is on the left as the road turns to the right.





Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

The property is approached over steps shared with other properties in the terrace.

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	56 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is non-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. 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.