



DETACHED VICTORIAN FAMILY HOME

39 Powderham Road | Newton Abbot | TQ12 1HB - £575,000



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

2,031 sq ft



LOCATION

Newton Abbot



AGE

Victorian (1837 - 1901)



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

Gas



PARKING

Off Road Driveway Parking



OUTSIDE SPACE

Front and rear gardens



EPC RATING

D



COUNCIL TAX BAND

E



### in a nutshell...

- FAR REACHING VIEWS
- FOUR DOUBLE BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN DINER
- TWO BATHROOMS
- FRONT AND REAR GARDENS
- DRIVEWAY PARKING FOR THREE TO FOUR CARS
- ORIGINAL FEATURES THROUGHOUT





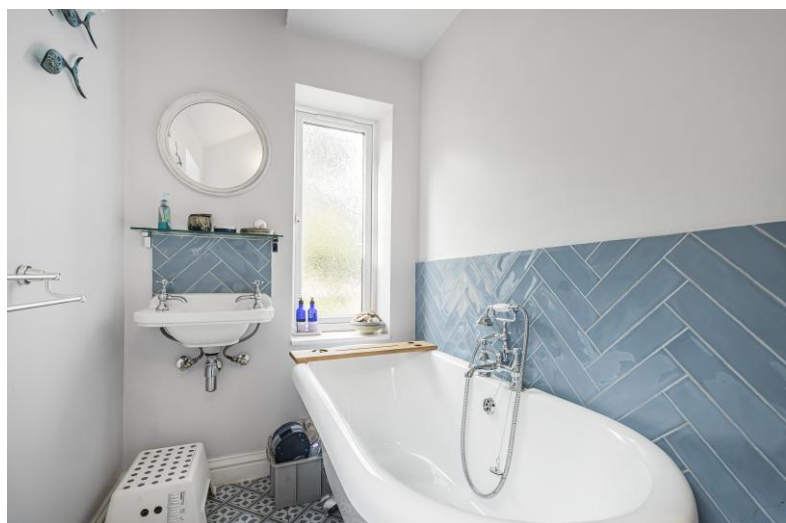
## the details...

Occupying a wonderful elevated position overlooking Newton Abbot, this impressive Victorian villa enjoys far reaching views across the town and towards the rolling landscape of Dartmoor, creating a truly special setting for family living. Perfectly positioned within easy reach of the town centre and local amenities, the property combines period charm with generous living space and modern improvements.

Approached via a block paved driveway providing ample off road parking for three to four vehicles, the home immediately impresses with its attractive Victorian character. Gardens to both the front and rear provide excellent outdoor space, with the rear garden in particular benefiting from its elevated outlook. This is a wonderful place to relax and enjoy spectacular sunsets over the moorland horizon of Dartmoor.

Inside, the ground floor offers spacious and versatile accommodation. The main living room is a beautifully light and welcoming space featuring a characterful fireplace and floor to ceiling bay windows that frame the far reaching views and allow natural light to flood the room. A second reception room, currently used as a children's playroom, offers flexible additional living space and could equally serve as a snug, study or formal dining room.

The kitchen diner and ground floor shower room have been thoughtfully extended, creating additional storage and utility space while providing a generous walk in shower, ideal for modern family living. Completing the ground levels is a large cellar - ideal for storage.



## the floorplan...

**Approximate Gross Internal Area 2031 sq ft - 189 sq m**

Cellar Area 321 sq ft – 30 sq m

Ground Floor Area 948 sq ft – 88 sq m

First Floor Area 762 sq ft – 71 sq m



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complete.

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## the details...

Upstairs, the property continues to impress with four well proportioned double bedrooms, offering comfortable accommodation for a growing family. A family bathroom serves the first floor alongside a separate toilet, adding convenience for busy households.

The property also benefits from upgraded double glazed sash windows, preserving the charm and elegance of the original Victorian design while improving energy efficiency and comfort throughout the home.

With its elevated setting, impressive views towards Dartmoor, generous accommodation and period character, this property offers a rare opportunity to acquire a distinctive family home in a highly desirable position above Newton Abbot.





Need a more complete picture? Get in touch with your local branch...

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