

Established

**RENDELLS**

1816

**CHARTERED SURVEYORS ~ AUCTIONEERS ~ VALUERS ~ LAND & ESTATE AGENTS**

NEWTON ABBOT ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

*13 Market Street, Newton Abbot, Devon TQ12 2RL. Tel: 01626 353881*

REF: DRN00566

*Email: newtonabbot@rendells.co.uk*

**24 Devon Square  
Newton Abbot, Devon  
TQ12 2HR**

An elegant 4 bedroom Grade II listed period property situate in this popular area within walking distance to the town centre having light and spacious family accommodation with the benefit of gas central heating, an enclosed garden and off road parking for two vehicles.



\* Situate Close to the Town Centre\* Accommodation Arranged over 4 Floors\* Entrance Hallway\* Sitting Room\* Cloakroom\* Dining Room\* Contemporary Fitted Kitchen\* Basement with Boiler & Storage Rooms\* Master Ensuite Bedroom\* 3 Further Double Bedrooms\* Family Bathroom\* Retaining Original Features\* Mature Front and Side Gardens\* Enclosed Courtyard Garden with Patio and Level Lawn having Separate Gated Access\* Private Parking for 2 Vehicles\* Gas Central Heating\* Views of Newton Abbot and Beyond\*

**Guide Price £470,000**

## **24 Devon Square, Newton Abbot, Devon, TQ12 2HR.**

### **Situation:**

24 Devon Square is situated in the prestigious residential and business area of Devon Square a short distance from the town centre of Newton Abbot. This large market town provides an excellent range of amenities for day to day living including a selection of supermarkets, sports and recreation facilities, main line railway station, busy shopping centre to name but a few. Strategically the property is ideally positioned to take advantage of the countryside and coast. Dartmoor is a short distance to the west, providing a lifetime of exploring for the keen walker. The beautiful south Devon coast is with easy reach as are the Dart and Teign Estuaries with many delightful villages and hamlets between. There are good road and rail links. Newton Abbot railway station has intercity services to London Paddington. The recently upgraded South Devon Highway offers easy access to Torquay and Exeter (about 30 minutes drive away) where it links to the M5 motorway.

### **Description:**

24 Devon Square is a Grade II Listed Victorian Georgian Italianate style property believed to have been built in the mid 19th century with later 19th century extension and retaining many of its original features. The property is situated in the prestigious residential and business area of Devon Square close to the town centre of Newton Abbot. The accommodation is arranged over 4 floors with 4 double bedrooms and a cellar. There is gas fired central heating and a hot water system. To the front of the property is a sweeping level lawn with mature flower beds and a paved terrace to the edge of the property. There is an enclosed rear garden with patio and level lawn and gated access to the front and also to private parking for 2 vehicles at the rear.

### **Directions:**

From the Penn Inn round about proceed into Newton Abbot along Torquay Road (A381) for about 1/2 a mile. Just after the brow of the hill turn right into Devon Square (NB: the second turning into Devon Square) and 24 Devon Square can be found on the right hand side. It is an end of terrace property.

The parking for the property can be accessed by taking the first right hand turning upon entering Devon Square and then it is immediately found on your left hand side. There is a sign reading 24 in the parking area.

**NB: Please see location map!**

The accommodation comprises:

Part obscure glazed door opening into:

### **Entrance Hall:**

Feature arch, picture rail, radiator, door to the cellar, doors opening into:

### **Cloakroom:**

Single obscure glazed window to the side aspect, a white suite comprising of the cloakroom sized wash basin and a low level W.C., extractor fan, radiator.

### **Lounge: 16' 0" x 12' 9" (4.87m x 3.88m)**

A light double aspect room with a single glazed sash window to front & side aspects, feature fireplace with marble mantelpiece and surround with patterned tiles, picture rail, radiator.

### **Dining Room: 11' 11" x 13' 8" (3.63m x 4.16m)**

Single glazed sash window to the front aspect, picture rail, radiator, opening into:

### **Kitchen: 18' 10" x 7' 8" (5.74m x 2.34m)**

A light double aspect room with a uPVC double glazed sash style window to the side aspect and a uPVC double glazed window to the rear aspect overlooking the garden, fitted with a range of

## **24 Devon Square, Newton Abbot, Devon, TQ12 2HR.**

high quality units with integral appliances comprising of matching cream gloss effect wall and base units with wood effect roll edge worksurfaces with inset 1 ½ bowl composite sink drainer sink unit with chrome mixer tap, range style gas cooker with extractor hood over, integral fridge, freezer, washing machine and dishwasher, tiled floor and tiled splashbacks, radiator, part single glazed door providing access to the rear garden.

From the entrance hall door opening down to:

### **Basement:**

Stairs from the entrance hall lead down to the corridor with doors opening into:

### **Store Room: 15' 2" x 12' 7" (4.62m x 3.83m)**

Lights, power, concrete floor.

### **Boiler Room: 9' 10" x 5' 9" (2.99m x 1.75m)**

Wall mounted gas fired boiler and hot water cylinder.

From the entrance hall stairs rise to the first floor.

### **Landing:**

Doors opening into:

### **Bedroom One: 16' 4" x 13' 0" (4.97m x 3.96m)**

A double aspect room with a single glazed sash window to the front aspect with views to Highweek church and a single glazed window to the side aspect with far reaching views, picture rail, radiator, door opening into:

### **En Suite Shower Room:**

Two single obscure glazed windows to the front aspect, large walking shower cubicle with shower, pedestal washbasin, low level W.C., tiled floor and tiled splashbacks, heated towel rail, extractor fan.

### **Bedroom Two: 13' 10" x 12' 3" (4.21m x 3.73m)**

A double aspect room with a single glazed sash window to the front and a single glazed sash window to the rear, built in cupboard, radiator.

From the first floor landing stairs rise to the second floor.

### **Landing:**

Radiator, doors opening into:

### **Bedroom Three: 16' 6" x 13' 0" (5.03m x 3.96m)**

A double aspect room single glazed windows to the front and side aspects with views across Newton abbot to Highweek Church in the distance, feature fireplace, picture rail, radiator.

### **Bedroom Four: 12' 9" x 12' 2" (3.88m x 3.71m)**

Single glazed sash window with views up to Wolborough Hill, feature fireplace with wooden mantle & surround, built in cupboard, radiator.

### **Bathroom:**

Two single glazed sash windows, a white suite comprising of a pedestal washbasin, recessed bath and a low level W.C., shower cubicle with shower, tiled floor and tiled splashbacks, heated towel rail.

## **24 Devon Square, Newton Abbot, Devon, TQ12 2HR.**

### **Outside:**

To the front of the property the garden is mainly laid to lawn with mature borders, a paved pathway leads to the front door. The rear garden which can be accessed from the kitchen is enclosed with stone and rendered walls. The garden is laid over two levels with a paved patio and a lawned area with a wooden gate which leads to the off road parking area. There is a further gate opening onto the front of the property.

### **General Remarks:**

#### **Council Tax:**

Band: E.

#### **Energy Performance Rating:**

Exempt.

#### **Tenure:**

Freehold.

#### **Services:**

The property is connected to all main services to include water, drainage, electricity and gas.

#### **Local and Planning Authority:**

Teignbridge District Council. [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk). 01626 361101.

#### **Plans & Maps:**

Not to scale for identification purposes only. Ordnance Survey reproduced with permission of HMSO (c) Crown copyright, all rights reserved. Licence number 100025692

#### **Viewing:**

By telephone appointment through Rendells Estate Agents, Tel: 01626 353881

24 Devon Square, Newton Abbot, Devon, TQ12 2HR.

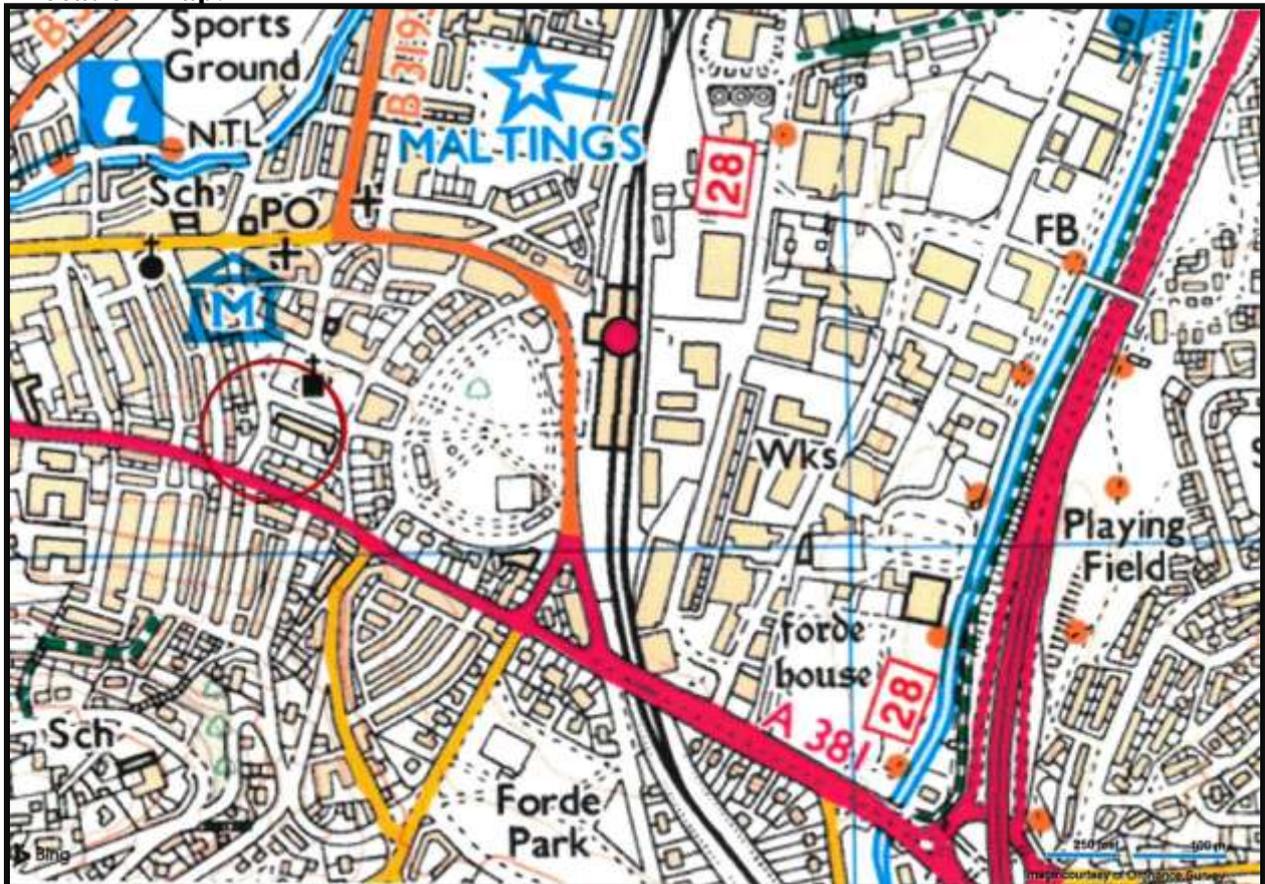
**Floorplans:**

Devon Square, Newton Abbot  
Approximate Gross Internal Area  
216 Sq M/2316 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Location Map:**



24 Devon Square, Newton Abbot, Devon, TQ12 2HR.



24 Devon Square, Newton Abbot, Devon, TQ12 2HR.



## 24 Devon Square, Newton Abbot, Devon, TQ12 2HR.

### **From Unfair Trading Regulations 2008.**

These particulars are set out for the interested parties and purchasers as a guideline only.

- 1) They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

