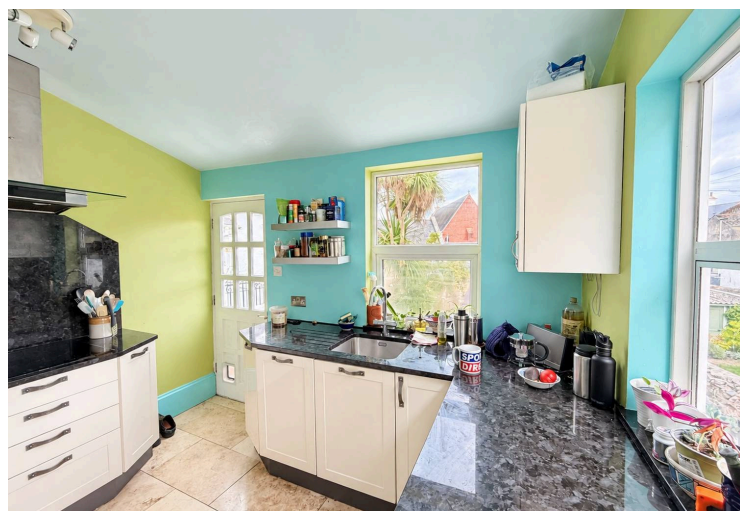




2 Devon Square, Newton Abbot

£325,000 Freehold

Four Bedroom Period Home • Situated in the Heart of Newton Abbot • Spacious Accommodation Over Three Floors • Generous Lounge & Dining Room • Separate Breakfast Room • Large Family Bathroom & Separate WC • Front & Rear Gardens • Garage • Wealth of Character & Period Features • Fitted Kitchen

Contact Us...

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Newton Abbot TQ12 2JL

chamberlains
the key to your home



This impressive **four-bedroom period home** is situated in the **heart of Newton Abbot**, offering exceptionally spacious and versatile accommodation arranged over three floors. Full of character and generous proportions, the property also benefits from **front and rear gardens and a garage**, making it an excellent family home within easy reach of the town centre.

The ground floor provides particularly generous living space. The substantial **lounge and dining room** create a wonderful entertaining area, with high ceilings, decorative cornicing and large windows bringing plenty of natural light into the rooms. The lounge features an attractive fireplace, while the adjoining dining area provides ample space for a large dining table and additional furniture.

To the rear is a separate **breakfast room**, offering another useful reception space and making an ideal informal dining or family room. This leads through to the fitted **kitchen**, which has a range of cream units complemented by dark work surfaces, an inset sink and integrated cooking appliances, together with space for further appliances and a door providing access outside.

On the first floor are **three well-proportioned bedrooms**, including two particularly generous double rooms. The spacious family bathroom is finished with extensive tiling and features both a bath and separate shower, while a separate WC adds further practicality.

Stairs continue to the second floor where there is a **fourth bedroom**, providing an excellent additional double bedroom, home office, hobby room or space for an older child.

Outside, the property benefits from **gardens to both the front and rear**. The rear garden provides a pleasant and private outdoor space with paved seating areas, established planting and attractive stone walling, offering plenty of potential for relaxing, entertaining and gardening. The addition of a **garage** is a particularly useful feature for such a central location.

A substantial and characterful home offering **four bedrooms, excellent reception space, gardens and a garage**, all conveniently positioned in the heart of Newton Abbot and within easy reach of the town's shops, amenities and transport links.

Measurements

Lounge – 16'11" x 12'8" (5.16m x 3.86m)

Dining Room – 14'11" x 12'2" (4.55m x 3.71m)

Breakfast Room – 13'3" x 8'11" (4.04m x 2.72m)

Kitchen – 10'1" x 8'0" (3.07m x 2.44m)

Bedroom – 14'11" x 12'3" (4.55m x 3.73m)

Bedroom – 13'10" x 12'0" (4.22m x 3.66m)

Bedroom – 10'3" x 8'3" (3.12m x 2.51m)

Bathroom – 9'5" x 8'5" (2.87m x 2.57m)

Bedroom – 15'10" x 10'5" (4.83m x 3.18m)



Important Information

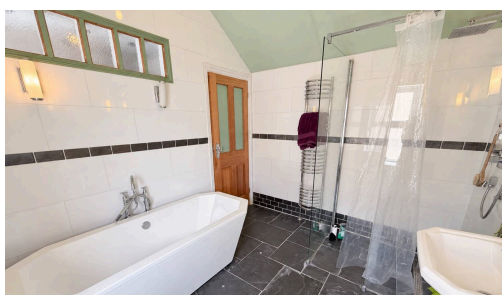
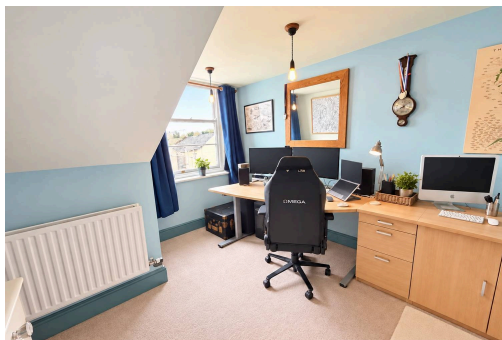
Teignbridge Council Tax Band D
(£2714.78 2026/2027)

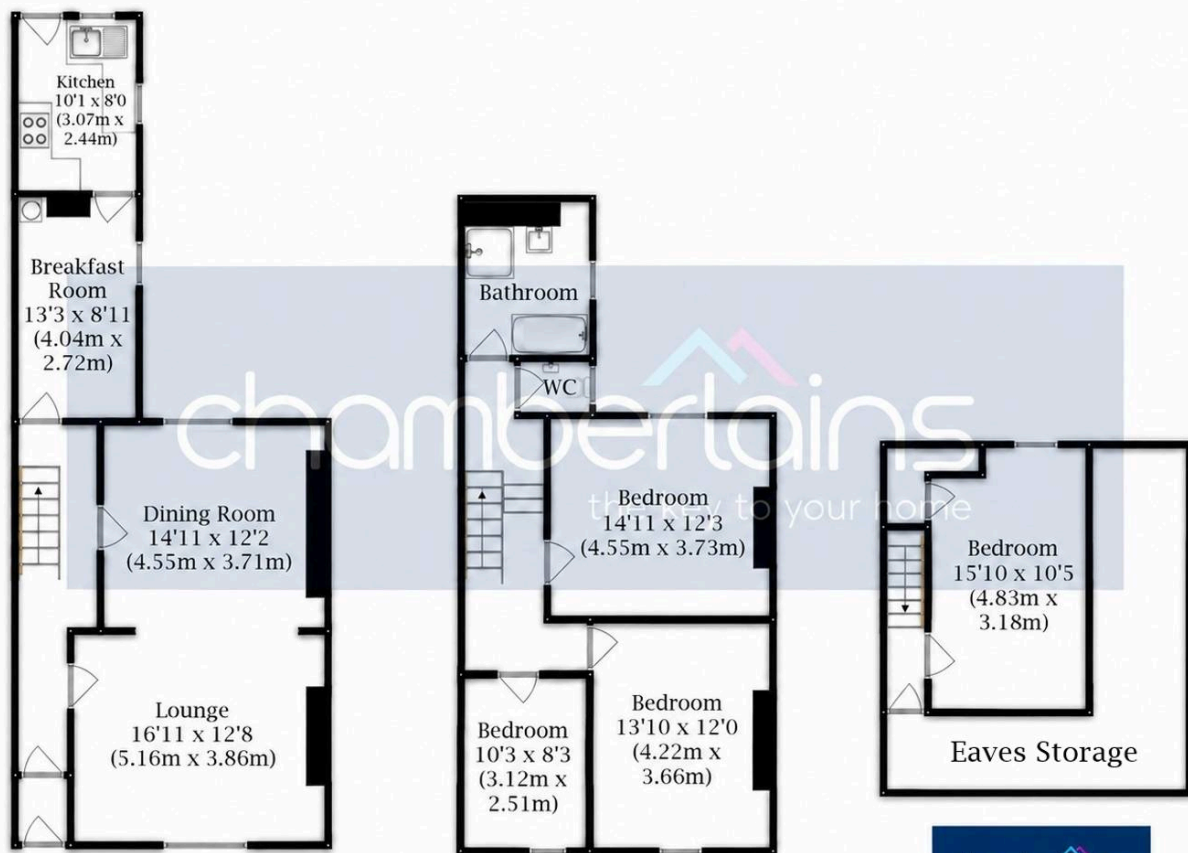
EPC Rating E

Broadband Speed Ultrafast 1800
Mbps (According to OFCOM)

Mains Gas, Electric, Water and
Sewerage Supplied

The Property is Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms etc are approximate and no responsibility will be taken for any error.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		50	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		41	67