



## Newton Abbot

5x  3x 

ENERGY  
RATING  
C75

- Video Walk-through Available
- Detached House
- 5 Bedrooms
- 3 Bathrooms (2 En-Suite)
- Bright Living Room with Log Burner

- Spacious Kitchen/Diner
- Lawned Garden & Patio
- Study & Utility Room
- Far Reaching Estuary Views
- Sought After Location

**Guide Price:**  
**£625,000**  
FREEHOLD



# 30 Nelson Place, Newton Abbot, TQ12 2JH



1000s of homes sold in Teignbridge

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



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Style, space, and sophistication come together in this superbly presented multi-level home, enviably positioned in the highly regarded Jetty Marsh area of Newton Abbot. Offering exceptional convenience with easy access to the town centre, transport links, and a host of local amenities, this striking property is arranged over four impressive floors and has been modernised throughout to an excellent standard.

## The Accommodation:

### Ground Floor

A canopy porch with external lighting opens into a generous entrance hall with ample space for coats and shoes. From here, there is internal access to the large integral double garage with electric double door. Also on this level is a separate WC with wash basin and a practical utility room, fitted with uPVC double glazing, tiled flooring and plumbing for a washing machine.

### First Floor

The recently modernised kitchen/diner is a standout feature, offering a beautifully finished space with quartz worktops, integrated appliances and room for a double fridge-freezer. Overlooking the rear garden, this bright room opens directly onto the terrace via uPVC double doors.

The spacious living room enjoys plenty of natural light, with a uPVC double-glazed window to the side and double doors leading to a wrought-iron balcony. A fitted wood burner with slate hearth adds a cosy focal point. A separate study, currently being used as a playroom, with front-facing window provides an ideal work-from-home space.

### Second Floor

A bright landing leads to two fitted cupboards, one housing the pressurised hot water cylinder and the other offering double storage with timber-slatted shelving. There are four double bedrooms on this level, including one with its own en-suite shower room featuring a tiled shower cubicle, WC, tiled floor and heated towel rail. Two of the bedrooms benefit from built-in wardrobes. A generous family bathroom completes the floor, finished with part-tiled walls, panelled bath with shower over, concealed WC, hand basin with cupboards below, tiled flooring, extractor fan and an obscure uPVC window.

### Third Floor

The impressive master suite occupies the entire top

floor, boasting Velux windows and a Juliet balcony with far-reaching views towards the estuary and Teignmouth. Storage is plentiful, with two sets of double wardrobes and two additional single wardrobes. A door leads to a stylish en-suite shower room with Velux window, tiled flooring, part-tiled walls, a large, tiled shower cubicle with rainfall shower head, WC and modern basin with timber unit. The landing includes inset spotlights, a double-glazed obscure window and access to the insulated loft.

### Parking:

The front of the property features a smart brick-paved driveway, sweeping lawned borders, a canopy porch with lighting, and access to the integral double garage via an electric door.

### Gardens:

The privately enclosed rear garden has been thoughtfully landscaped to create an excellent year-round outdoor space. A large patio is accessible from both the kitchen/diner and living room, with external lighting, outdoor power points and a tap. Paved steps lead to a raised lawn framed by attractive flowerbeds and a bark-chipped play area.

### Directions:

From the Coast & Country offices in Queen Street. Follow the one way system. Turn right into Albany Street. Continue straight ahead into Cricketfield Road. Turn right at the traffic lights onto Halcyon Road. At the roundabout take the first exit left into Jetty Marsh Road (A383). At the next roundabout take the first exit. Take the first left into Hamilton Drive and then the first left into Nelson Place. Follow the road, the property can be found on the right before the road bends right into Sandford View.



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## Agents Notes:

Council Tax: Currently Band F  
Tenure: Freehold  
Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	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  $\pm$  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.