



## 31-33 Powderham Road, NEWTON ABBOT

£640,000 Freehold

Detached Victorian House • Five Double Bedrooms • Four Reception Rooms • Open Plan Kitchen/Breakfast Room • Separate Utility Room • Two En-Suites, Family Bathroom And Shower Room • Double Garage With Electric Door & Off Road Parking • Wrap Around Garden • Full Of Character • Walking Distance To Town

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This beautifully presented five-bedroom detached Victorian villa is a home of true distinction, brimming with period character yet thoughtfully updated for modern living. Offered to the market, it represents a rare opportunity to acquire a property that combines elegance, space and charm in equal measure. The property is approached via a generously sized wrap-around garden, framed with mature hedging and trees that offer both privacy and a sense of seclusion. Stepping inside, a welcoming porch with space for coats and boots leads into the impressive entrance hall, setting the tone for the grandeur that flows throughout.

On the ground floor, there are four spacious reception rooms, each filled with character and versatility. The living room, with its large bay window, picture rails, exposed wooden floorboards, and open marble fireplace, is a striking space, while the equally generous dining room also boasts an elegant fireplace and warm period detailing. The sitting room offers a cosy retreat, and the study provides the perfect spot for anyone working from home.

The heart of the home lies in the stunning kitchen and breakfast room, fitted with country-style units and French waxed wooden work surfaces.

This space opens seamlessly into a bright breakfast area with double-glazed French doors, windows and a lantern-style glass roof, creating a wonderful atmosphere for entertaining and family gatherings. Practical touches include a rear lobby, a stylish ground-floor shower room, and a separate utility room. Upstairs, the sweeping landing and open staircase give an immediate sense of scale and light. The principal bedroom is a superb double, enjoying views towards Dartmoor and the Teignmouth estuary, and is complete with its own en-suite shower room. Four further double bedrooms continue the generous proportions, with a second en-suite and a modern four-piece family bathroom serving the remainder. Period fireplaces, fitted wardrobes with original detailing, ensure each room has its own unique charm.

This elegant 18th century family home combines the best of Victorian architecture with the convenience of modern living, all within a setting that is both peaceful and practical. It is an opportunity not to be missed.

Lounge – 15'8" x 12'2" (4.57m x 3.66m)

Dining Room – 12'8" x 12'2" (3.66m x 3.66m)

Sitting Room – 15'5" x 11'3" (4.57m x 3.35m)

Study/Office – 8'7" x 11'2" (2.44m x 3.35m)

Kitchen/Breakfast Room – 17'7" x 14'8" (5.18m x 4.27m)

Bedroom 1 – 15'8" x 12'5" (4.57m x 3.66m)

Bedroom 2 – 15'10" x 12'5" (4.57m x 3.66m)

Bedroom 3 – 9'11" x 11'9" (2.74m x 3.35m)

Bedroom 4 – 11'7" x 8'8" (3.35m x 2.44m)

Bedroom 5 – 9'8" x 10'11" (2.74m x 3.05m)



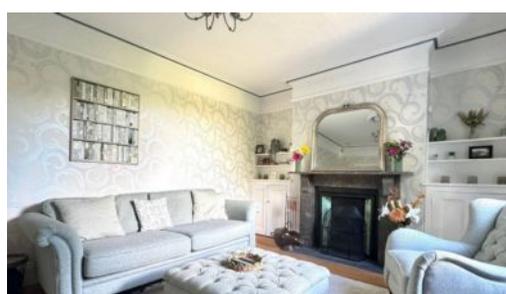
### Useful Information

Broadband Speed Ultrafast 1800 Mbps (According to OFCOM)

Teignbridge Council Tax Band F (£3,736.90 - 2025/2026)

Mains Gas, Electric, Water, and Sewerage Connected

The Property Is Freehold





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

