



13 Gothic Road, Newton Abbot

£365,000 Freehold

Four Bedroomed Semi-Detached House • Driveway Parking • Ensuite to Downstairs Bedroom • Enclosed Rear Garden • Flexible Annexe Potential • Bright Front Lounge • Modern Kitchen/Diner • Conservatory • Downstairs Cloakroom • Garage & Outbuilding

Contact Us...

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the key to your home



Positioned within easy reach of Newton Abbot's vibrant town centre, this generously proportioned four-bedroom semi-detached house offers an ideal blend of traditional character, modern comforts, and adaptable living space. With thoughtfully arranged accommodation across two floors, the property suits a variety of lifestyles—from growing families to those seeking multi-generational living or a potential income stream.

A welcoming porch provides shelter from the elements before opening into a light and airy entrance hall, creating a warm first impression.

To the left, the inviting front lounge enjoys a large window and a feature fireplace that serves as a charming focal point, making it an ideal retreat for cosy evenings.

The heart of the home is the kitchen/dining room, where a range of cream wall and base units is complemented by elegant white-flecked worktops. The space is well-equipped with a built-in oven, gas hob, and extractor fan, plus plumbing for a dishwasher and ample room for a fridge/freezer. Overhead skylights flood the dining area with natural light, and doors open into a bright conservatory, perfect for morning coffee or relaxed entertaining while enjoying views of the garden.

A separate second reception room—currently arranged as a dining room—adds another dimension to the ground floor. This versatile space is enhanced by additional kitchen facilities and leads directly to a double bedroom with en-suite shower room. This suite offers excellent potential as a self-contained annexe, ideal for visiting guests, older relatives, or even as a private home office with its own amenities.

A convenient downstairs cloakroom completes the ground-floor layout.

Upstairs, you'll find three well-proportioned bedrooms, including two comfortable doubles and a versatile single—all serviced by a modern, stylish shower room finished with contemporary fixtures and fittings.

To the front, a block-paved driveway provides off-road parking for two vehicles, while side access leads to the rear of the property.

The enclosed rear garden is a true highlight: a generous lawn provides ample space for children to play or pets to roam, and a decked patio area invites alfresco dining or summer gatherings. A door from the garden leads into the rear of the garage and a useful outbuilding, both offering valuable storage or workshop potential.

Measurements

Lounge - 13'0 × 11'1 (3.97m x 3.37m)

Kitchen - 19'2 × 9'8 (5.85m x 2.95m)

Dining Room - 17'3 × 16'1 (5.25m x 4.90m)

Conservatory - 8'6 × 7'7 (2.60m x 2.30m)

Bedroom - 11'6 × 7'7 (3.50m x 2.31m)

Bedroom - 13'1 × 10'10 (4.00m x 3.30m)

Bedroom - 11'8 × 10'0 (3.55m x 3.06m)

Bedroom - 8'4 × 6'9 (2.55m x 2.05m)

Garage - 17'1 × 9'6 (5.20m x 2.90m)



Important Information

Broadband Speed Ultrafast
1800 Mbps (According to
OFCOM)

Teignbridge Council Tax Band
C (£2299.64 2025/2026)

EPC Rating TBD

Mains Gas, Electric, Water and
Sewerage Supplied

The Property is Freehold



