

SIMPLY GREEN

Hollyhock  
Crescent



Modern Terraced House  
Three Bedrooms one en suite  
Family Bathroom  
Spacious Lounge Diner  
Modern Fitted Kitchen  
Downstairs W.C  
Storage Cupboard  
Allocated Parking Spaces  
Garden  
Freehold/Council Tax C



This superbly presented modern terraced house was built in 2020. It offers good size rooms throughout with three bedrooms - one ensuite, family bathroom, very spacious lounge diner, modern fitted kitchen and a downstairs W.C. Outside it has two allocated parking spaces, a small front garden and an enclosed rear garden. The property is situated on the outskirts of Newton Abbot and is located near a well regarded primary school and two secondary schools, church, countryside walks, a Co-Op local shop and a bus stop. The market town of Newton Abbot is less than 2 miles away and offers a wide range of amenities including shops, supermarkets, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, a mainline railway station to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay.

**Accommodation:**

A stylish grey composite front door opens into the carpeted hallway, this gives access to the lounge diner, kitchen, downstairs W.C, storage cupboard and carpeted stairs rising to the first floor.

The spacious lounge diner has been tastefully presented and although it is a large room, still has a cosy feel. There is plenty of space for lounge furniture and space for a good size table and chairs for the dining area. French doors open to the garden with upright windows beside, allowing an abundance of natural light into the room.

This well designed kitchen comes with a range of white wall and floor units offering lots of storage and contrasting worktops give you a good deal of workspace. A small breakfast bar is ideal for two to enjoy your morning treats with a radiator nearby to keep you warm. Included is an electric oven, gas hob with extractor above and a stainless steel sink. There is space for an upright fridge freezer and plumbing for a washing machine. To compliment the look there is wood effect vinyl flooring.

There is a useful under stairs storage cupboard and a fashionable downstairs W.C comprising; white low level W.C, white pedestal hand basin, extractor fan and a radiator.

**First Floor Accommodation:**

Carpeted stairs rise to the first floor landing which has a radiator, loft hatch and access to all the rooms.

Bedroom one is a large double room with a radiator and a window to the front. It benefits from having built in wardrobes and an en suite shower room. This has an enclosed electric shower with sliding glass doors, a low level W.C, pedestal basin, heated towel rail, obscure window and vinyl flooring.

Bedroom two is a double room with a radiator and a window overlooking the rear garden and distant views. This offers plenty of space for all your bedroom furniture.

Bedroom three is a good size single room and also has a radiator and a window with views to the rear.

The modern family bathroom is partly tiled and has a white suite comprising; bath, low level W.C, pedestal hand basin, extractor fan and a radiator.

**Outside:**

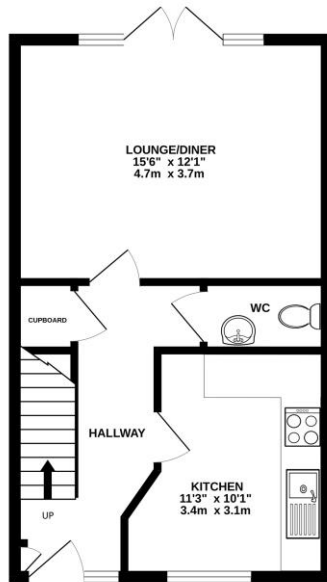
Iron railings surround the front garden with three steps down to the front door. This has the benefit of a canopy porch above and an electric light. There are two allocated parking spaces to the right of the property.

The enclosed rear garden is on two levels. French doors from the lounge diner open out to the patio area with built in seating, railings and views across the town. Steps lead down to the lower level garden enclosed with wooden fences. A metal gate opens into the access alley giving you access from the front of the property. The main garden has artificial grass giving you a low maintenance garden with a paved pathway to the gate and a useful storage shed for your garden furniture.

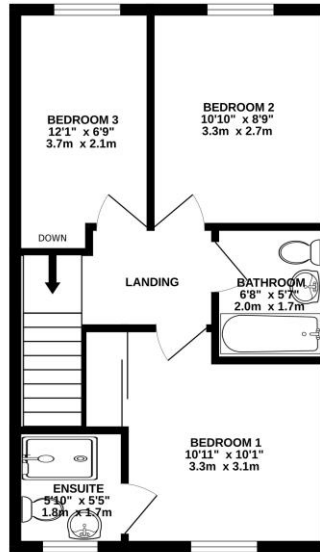
**Agents Note:** The annual maintenance charge is £165.00 which is paid up until the end of 2024



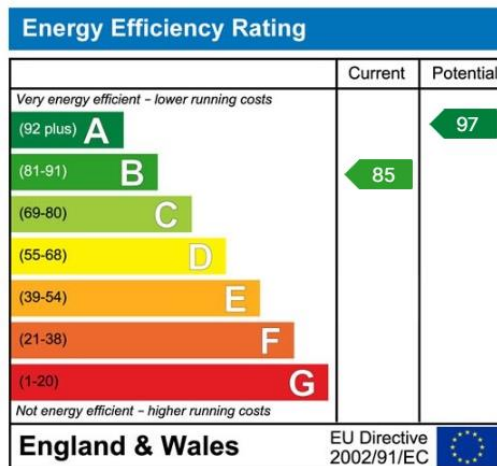
GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC: B

COUNCIL TAX BAND: C

TENURE:  
FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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