



SIMPLY GREEN

Gloucester Road

Newton Abbot



## 3 BEDROOM SEMI DETACHED

- ◆SEMI DETACHED HOUSE
- ◆TASTEFULLY MODERNISED WHILE RETAINING PERIOD FEATURES
- ◆NO ONWARD CHAIN
- ◆3 GOOD SIZED BEDROOMS
- ◆MASTER ENSUITE
- ◆STUNNING KITCHEN BREAKFAST ROOM
- ◆LOUNGE & SEPARATE DINING ROOM
- ◆POTENTIAL BASEMENT CONVERSION
- ◆OFF ROAD PARKING
- ◆TENURE - FREEHOLD. COUNCIL TAX BAND C. EPC D.

An impressive period semi detached house, tastefully modernised throughout while retaining period features, with NO ONWARD CHAIN. The house is well presented throughout, boasting off road parking and level decked rear garden with further development opportunity into the basement of the house. In a sought after area, conveniently situated within walking distance to the town centre of Newton Abbot and all its amenities. The property offers light and spacious accommodation throughout with a good sized living room, dining room and kitchen breakfast room. On the first floor there are three bedrooms, a principal en suite, and a family bathroom. The basement offers a further development opportunity with three large rooms. This versatile accommodation could be rearranged to offer further bedrooms, private work from home office space, or even a home gym or cinema. At the front of the property is off road parking for a family vehicle, with a pretty decked courtyard garden to the rear.





## Accommodation

UPVC door opening into entrance porch with double glazed window to the side, opening into entrance hallway with stained glass timber door.

Entrance hallway comprises of a stairs leading to 1st floor, power points & central heating radiator.

With doors leading to

The lounge living space offers UPVC double glaze sash windows to the front bay with a range of power and media points, central heating radiator, feature coving and cornice to ceiling.

The dining room comprises double glazed window to the rear, central heating radiator and a range of power points.

The Kitchen/Breakfast Room has been modernised to a fantastic standard, comprising of a range of wall and base units, with work surfaces and upstands. Integrated appliances including Fridge Freezer, Cooker, Hob and Extractor over, space and plumbing for washing machine and cupboard housing the boiler. Chrome power points, spotlights to ceiling and laminate to flooring. Dual aspect UPVC double glazed windows to the rear with a feature UPVC Barn Door opening into the rear garden. Central heating radiator & consumer unit. Door opening down to the basement.

## First Floor Accommodation

Staircase giving access to the spacious landing, with access to the loft, power points and doors to all rooms.

Formerly with four bedrooms to the first floor, the Vendor has modernised the family home to boast a master bedroom with double glazed window to the rear, central heating radiator and a range of power points with a door leading into an en suite. Modern white three piece suite comprising of low level WC, wash hand basin and mixer tap with tiling to splashback, corner shower with glass sliding door, tiling to surround & chrome central heating towel rail. Laminate to flooring and obscure glass double glazed window to the side.

Bedroom two with UPVC double glazed sash windows to the front bay, central heating radiator and a range of power points. Coving and cornice to ceiling with feature fireplace surround. Bedroom three with UPVC double glaze window to the rear, central heating radiator and power points.

Family bathroom suite consists of a spacious modern four piece family suite comprises of a walk in shower with low level WC, wash hand basin, freestanding bath with feature tap and shower attachment, walk in shower with glass surround. Tiling to surround & half height throughout. With central heating towel radiator and obscure glass double glazed window to the front.

## Basement Accommodation

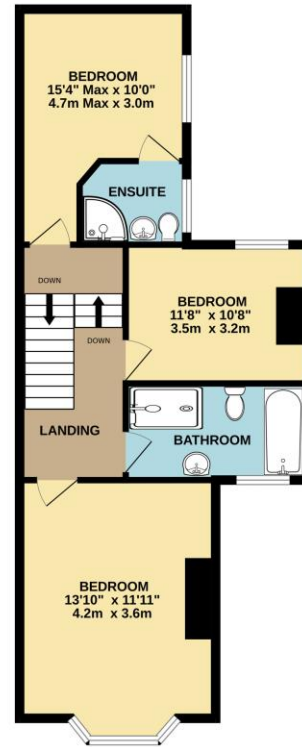
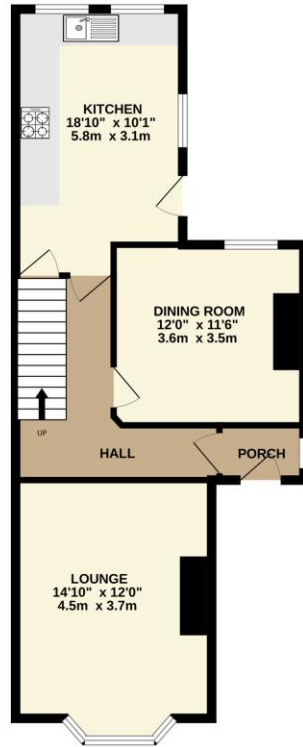
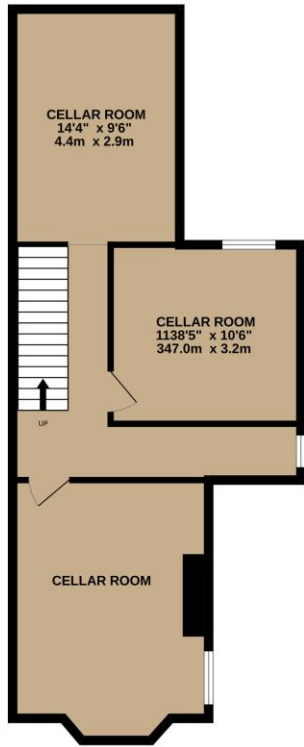
Stairs from the kitchen lead down to the basement offering development potential into further versatile accommodation. Electric and gas meters can also be found within the basement. With smoke alarm, lights and power points. With potential for 3 spacious rooms, each equipped with windows some of which are new double glazed to the rear with timber windows to the front and side and a further potential utility storage space. In similar surrounding properties, the basement has been converted for a variety of uses with bedrooms, snugs, home office and utility spaces being established within neighbouring properties.



BASEMENT

GROUND FLOOR

1ST FLOOR



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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### Outside

To the front of the property is off road parking, comfortably accommodating a family vehicle. The driveway gives access to the front door & landscaped garden with a wrought iron gate providing side access to the decked courtyard garden. The courtyard garden can also be accessed from the kitchen with an area of decking providing a low maintenance sitting area with high stone walls giving you privacy, side access gate leading to the front, rear access gate opening onto rear access lane with a small hard standing patio space, outside tap & light.

EPC: D

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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