

SIMPLY GREEN

Swanborough Road,
Newton Abbot
£275,000



A semi-detached bungalow offered to the market with no onward chain!

It is situated on a generous sized plot in the popular area of Milber, close to Newton Abbot and the amenities it has to offer. The current vendors have recently modernised the kitchen, added gas central heating and attractively landscaped the side and rear gardens. The property offers parking for multiple vehicles and has a detached single garage.

The accommodation is arranged over 2 floors and an internal viewing is highly recommended. 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, Sainsbury's 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.

Pathway with rail and uPVC obscure double glazed door leading to the front porch. The front porch offers uPVC double-glazed windows overlooking the attractive garden and over the surrounding countryside. A timber-framed obscure glazed door leads to the entrance hallway. The entrance hallway offers a built-in cupboard with fitted shelving and electric metres, access to loft space and a door to the family bathroom. The family bathroom has a uPVC double glazed obscure double glazed window, fully tiled walls, panelled bath with shower over, WC and pedestal wash hand basin.

The kitchen has been recently modernised by the current vendors with uPVC double glazed windows to the front and side aspect, stainless steel, single drainer, single bowl sink inset with laminate worktops and a range of modern matching base cupboards, drawers and fitted matching wall cupboards with tiled flashbacks. An inset stainless steel four ring gas hob with integrated stainless steel electric oven below and stainless steel extractor hood above. There is also plumbing for a dishwasher or washing machine, space for an upright fridge/freezer and concealed wall mounted gas boiler.

The accommodation continues to a living room, which is a generous size and has a uPVC double glazed window overlooking the attractive front garden. A set of folding doors leads through to a dining area with a built-in cupboard and a staircase rising to the first floor. From the dining area, a set of obscure glazed timber doors lead to a rear porch with polycarbonate roof, obscure uPVC double glazed windows and a uPVC double glazed door leading to the rear garden. The ground floor accommodation concludes with a double bedroom, benefiting a uPVC double glazed window to the rear aspect and fitted wardrobes comprising two sets of double wardrobes with hanging space, dressing table and fitted wall cupboards above. On the first floor, a double bedroom can be found with eaves storage and a built-in cupboard with hanging space. This room has recently been insulated and has part wooden panelled walls. A uPVC double glazed window overlooks the front aspect with far-reaching Haytor and countryside views. There is also a uPVC double glazed window to the rear aspect



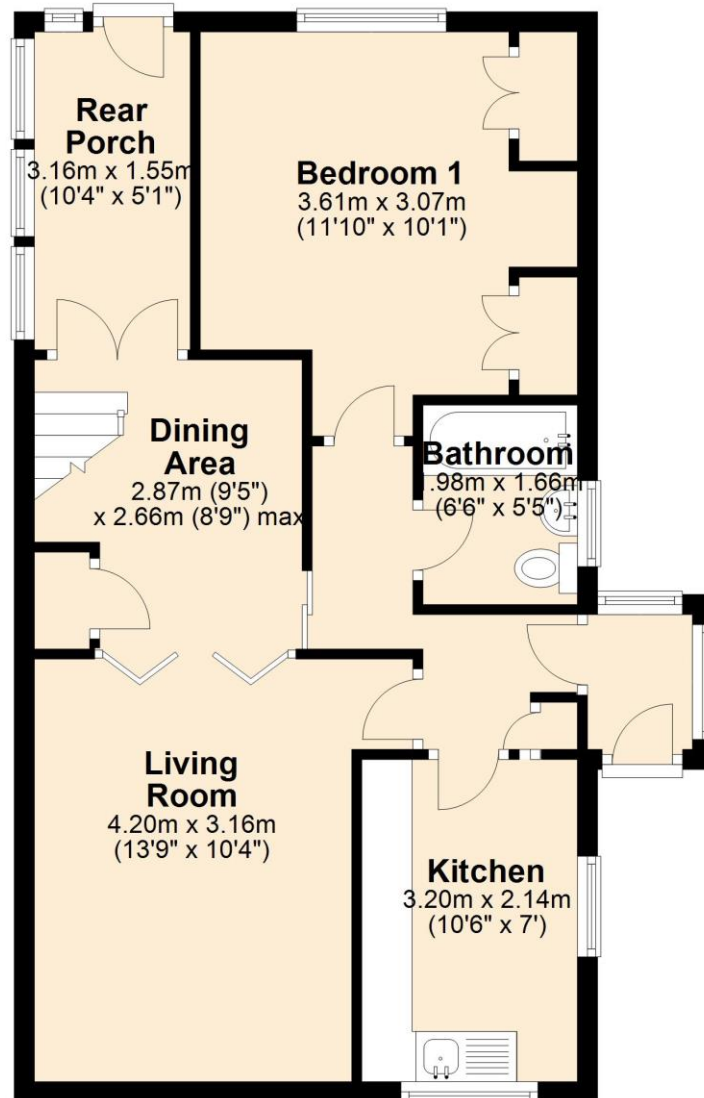




Floorplan

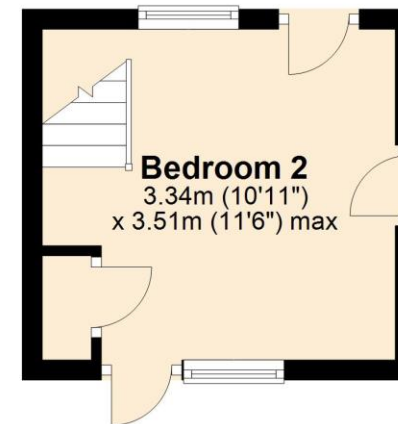
Ground Floor

Approx. 57.2 sq. metres (615.3 sq. feet)



First Floor

Approx. 11.6 sq. metres (125.0 sq. feet)



Total area: approx. 68.8 sq. metres (740.4 sq. feet)



Outside

A tarmac and stone chipped driveway provides parking for multiple vehicles. The front garden is laid to an expanse of lawned garden with attractive bordering flowerbeds with a variety of attractive plants and shrubbery. Access to the detached garage can be obtained via an up and over door. The garage has lighting, power and plumbing. A side timber gate leads to the rear garden. A further timber gate leads to a secret garden, which has been recently landscaped by the current vendors. This garden area is laid to a lawned appearance, with bordering feather board fencing and attractive flower beds. There is also a wooden constructed summerhouse. From the secret garden the lawned garden sweeps around to the rear of the garage, where a hardstanding patio can be found.

The rear garden is laid to a lawned appearance with a circular patio, perfect for entertaining family and friends and is bordered by flowerbeds. Under bungalow storage. A timber gate leads to the front garden and driveway. A hard standing path continues to the rear of the lawned garden, to an area that is laid to a stone chipped appearance and has two timber sheds. From the rear garden, a hardstanding path with paved steps rise to a uPVC double glazed door into the rear porch.

**TENURE: Freehold
COUNCIL TAX BAND C**

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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