

SIMPLY GREEN

Exeter Road

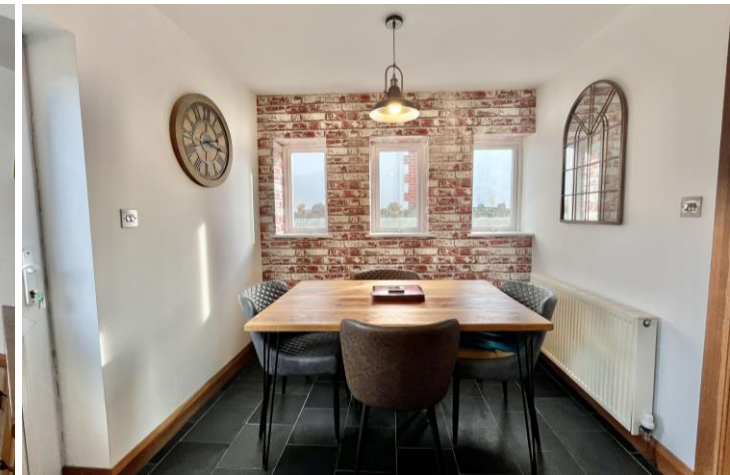
Newton Abbot



2 BEDROOM SEMI DETACHED

- ◆ 2 BEDROOMS
- ◆ SEMI DETACHED HOUSE
- ◆ KITCHEN DINING ROOM
- ◆ LOUNGE
- ◆ WELL PRESENTED THROUGHOUT
- ◆ FOUR PIECE BATHROOM SUITE
- ◆ OFF ROAD PARKING
- ◆ GARAGE WITH UTILITY SPACE
- ◆ SPACIOUS LEVEL REAR GARDENS
- ◆ TENURE - FREEHOLD. COUNCIL TAX BAND B. EPC D

Situated in a sought after location, this well presented Two Bedroom Semi Detached Home offers spacious accommodation, boasting large rear gardens, with off road parking to the front & a garage/workshop with utility space. Accommodation comprises of Lounge, Kitchen/Dining Room & Two Double Bedrooms with a modern bathroom suite to the first floor. Viewing comes highly recommended to appreciate the accommodation on offer.



Accommodation

UPVC door opening into entrance hallway with UPVC double glazed window to the front, central heating radiator, smoke alarm, thermostat, brushed steel switches, and door leading into lounge. Stairs rising to 1st floor.

To the lounge there are UPVC double glazed windows to the front, central heating radiator, brushed steel sockets and switches. Tv Point. Feature fireplace with wooden surround, marble hearth.

Door opening into under stair storage cupboard with power point and light and shelving. Housing the boiler and consumer unit.

Door opening into Kitchen/Dining Room, with dual aspect UPVC double glazed windows to the rear and side. UPVC door opening into rear garden.

Dining area with central heating radiator, brushed steel sockets and switches. Slate tiling to flooring, leading into modern Kitchen comprising of a range of wall and base units with work surfaces and upstands. Inset hob with Stainless Steel splashback, extractor fan over. Inset sink with mixer tap. Integrated cooker and grill, integrated Fridge Freezer.

First Floor Accommodation

To the landing there is a UPVC double glazed window to the side, smoke alarm and access to the loft. Brushed steel switches, doors leading to all rooms.

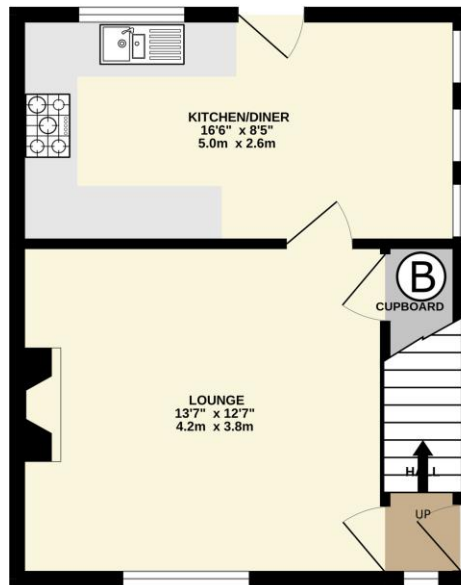
Bedroom One, with UPVC double glazed windows to the front, central heating radiator, brushed steel switches, sockets and TV Point. Double doors opening into wardrobe with a range of hanging and shelving storage.

Bedroom Two, with UPVC double glazed window to the rear, central heating radiator, brushed steel sockets, switches and TV Point.

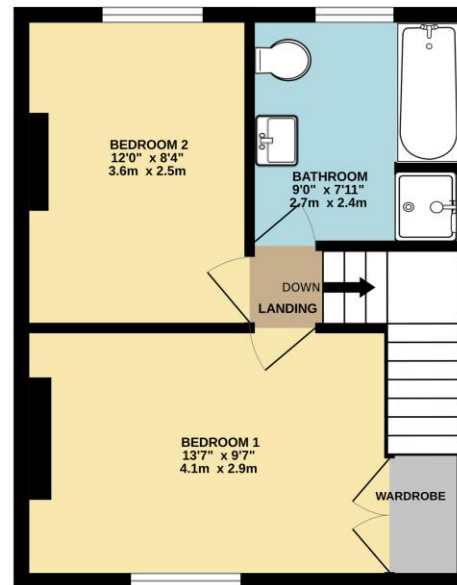
Stunning family bathroom suite to finish, modern four piece suite comprising of a Low Level WC, Pedestal Wash Hand Basin with brushed steel shaver point over. Tiled, panelled bath with mixer tap, walk in shower with tiling to surround. Inset spotlights to ceiling, extractor fan, tiling to floor and walls. Obscured glass double glazed window to the rear.



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 spacious rear gardens there is an outside light and power point and tap. Side access to the front. Patio courtyard seating area leading onto an expanse of lawned rear gardens. With mature trees, shrubs and bushes. Raised beds and Nature Pond, timber shed.

Door leading into garage, with UPVC double glazed window to the side, work surfaces and inset sink, with space and plumbing for washing machine. Power points, lighting and consumer unit.

To the front of the property, this offer parking for multiple cars pathway leading to the front entrance door and garage.

EPC: D

COUNCIL TAX BAND: B

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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