



SIMPLY GREEN

Lemon Road,  
Newton Abbot

22

To be yourself  
is a great  
feat in  
a world  
that is  
constantly trying  
to make you  
something else  
in the griped  
accomplishment

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A modernised 2 bedroom terraced cottage situated just off the town centre, within easy walking distance of all the shops, schools and local facilities, whilst also having easy access for the main rail line station to London Paddington.

The property is situated close to the town centre of Newton Abbot and is located near to well-regarded primary and secondary schools, church, countryside walks, Sainsbury's, Asda and a bus stop.

The property is situated in the centre of Newton Abbot, which offers a wide range of amenities including shops, supermarkets, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, a short walk to a mainline railway station to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay.

### **Accommodation**

A wooden glazed door leading through to the entrance porch with a metre cupboard and a wooden door leading through to a generously sized lounge/diner with a uPVC double glazed window to the front aspect.

The dining area offers enough space for a table and chairs to entertain family and friends. A staircase rises to the first floor with an understairs cupboard.

From the rear of the dining area, the accommodation flows through to a modern kitchen having a uPVC double glazed window to the rear aspect, a stainless steel, 1 & 1/2 bowl sink insert with laminate worktops and a range of matching high gloss base cupboards, drawers and fitting matching wall cupboards. Integrated appliances include a stainless steel four ring gas hob with an extractor hood above and an integrated stainless steel electric oven below. There is also plumbing for a washing machine, space for an upright fridge/freezer, a wall mounted boiler, a glazed roof allowing a good deal of light to flow through.

From the rear of the kitchen, a wooden framed glazed door leads to the rear garden and a separate door leads to the modern downstairs bathroom with a uPVC obscure double glazed window, part tiled walls, panelled bath with shower over, WC, vanity unit with wash hand basin and cupboards below and a wall mounted heated towel rail.

On the first floor, two double bedrooms can be found. The master bedroom is to the front of the property, providing a uPVC double glazed window, two fitted double wardrobes with fitted shelving and cupboards above and a fitted cast-iron fireplace and access to the loft space. The second bedroom is to the rear property with a uPVC double glazed window and a built-in wardrobe.



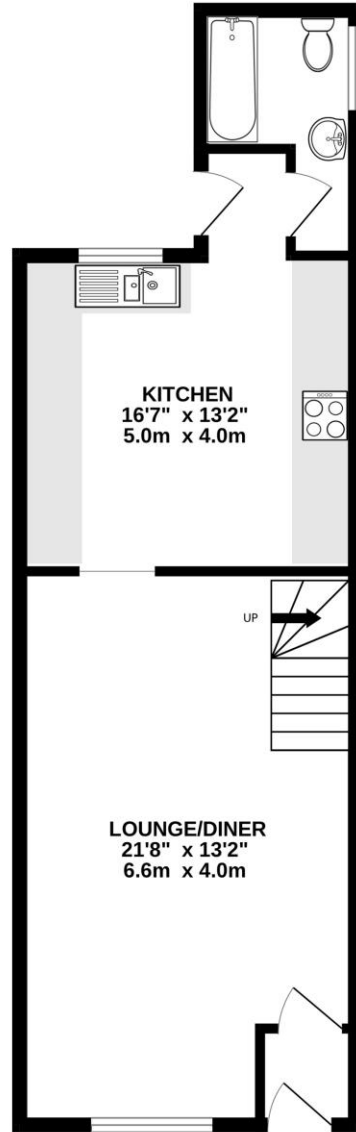




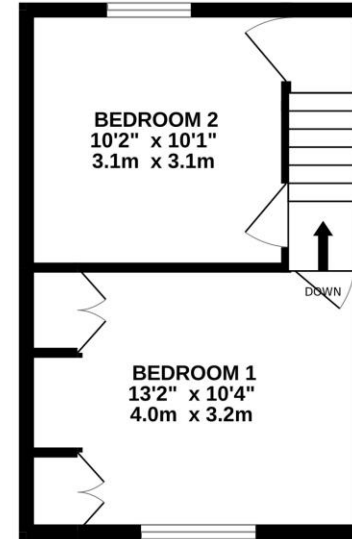


# Floorplan

GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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**TENURE: Freehold**  
**COUNCIL TAX BAND A**

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Outside

The rear garden is bordered by an original stonewall and timber fencing. The first part is laid to a stone chipped appearance with access to the kitchen via a wooden framed glazed door. Timber deck steps rise to a level expanse of timber decked patio area with bordering timber fencing and original stone wall.

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