

SIMPLY GREEN

Buttercup Way,
Newton Abbot



A beautifully presented mid terraced town house with over 1,000 square feet of accommodation.

The accommodation is laid over 3 floors and is deceptively spacious throughout and tastefully presented.

The accommodation comprises 3 bedrooms with a master ensuite, a large living room, a modern kitchen/breakfast room, a family bathroom and a downstairs WC. To the rear of the property is allocated parking for two vehicles and an enclosed garden.

The property is situated on the outskirts of Newton Abbot, near the village of Highweek. It is located near a well-regarded primary school and two secondary schools, a church, countryside walks 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.

An internal viewing is highly recommended.

Accommodation

A paved path and canopy porch lead to an obscure double glazed door that goes through to a generously sized kitchen/diner, providing a uPVC double glazed window to the front aspect, stainless steel, 1 & 1/2 bowl sink inset with fitted worktops and part tiled walls. A range of modern matching fitted high gloss base cupboards, drawers and fitted matching wall cupboards. Integrated appliances include a four ring gas hob with extractor hood above and integrated electric oven below. A fridge/freezer. Dishwasher and a washing machine. There is also tiled flooring, inset spotlights and a built-in cupboard, a contemporary style wall mounted radiator, and an understairs cupboard. From the kitchen/diner, the accommodation continues to a downstairs cloakroom/WC with tiled flooring, a WC, a pedestal wash hand basin, inset spotlights and an extractor fan. The living room is a generously sized open space with inset spotlights. The current vendors have recently installed heritage panelling to one side, creating a homely cozy feel with a set of uPVC double glazed French patio doors and side windows leading to the rear garden.

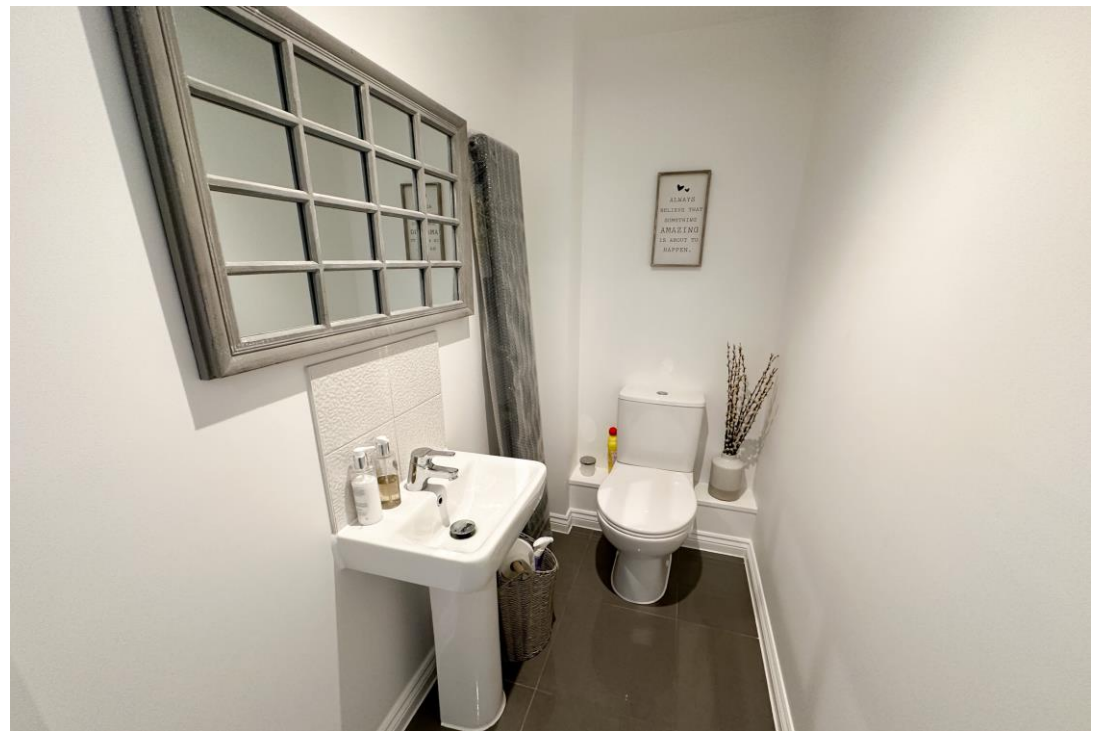
First floor accommodation

Landing with staircase rising to the second floor, inset, spotlights, part panelled walls, uPVC double glazed window to the front and doors to principal rooms. The first floor accommodation comprises a larger than average double room with a uPVC double glazed window to the rear aspect and part panelled walls, a modern family bathroom providing part tiled walls, a panelled bath with shower, a vanity unit with wash hand basin and fitted cupboards, WC, tiled flooring, inset spotlights and extractor fan. The second bedroom is a generously sized single room, providing a uPVC double glazed window to the front aspect and part panelled walls.

Second floor accommodation

Staircase rising to a landing area with part panelled walls and a door flowing through to the master bedroom suite. The master bedroom as a generously sized double room, providing a uPVC double glazed window, inset spotlights, part panelled walls, access to the loft space, a dressing area with two rails providing hanging space and inset spotlights. A door from the bedroom flows through to the ensuite shower room with a Velux window, a double width tiled shower cubicle, WC, part tiled walls, pedestal wash hand basin, tiled flooring, shaver point and wall mounted heated towel.

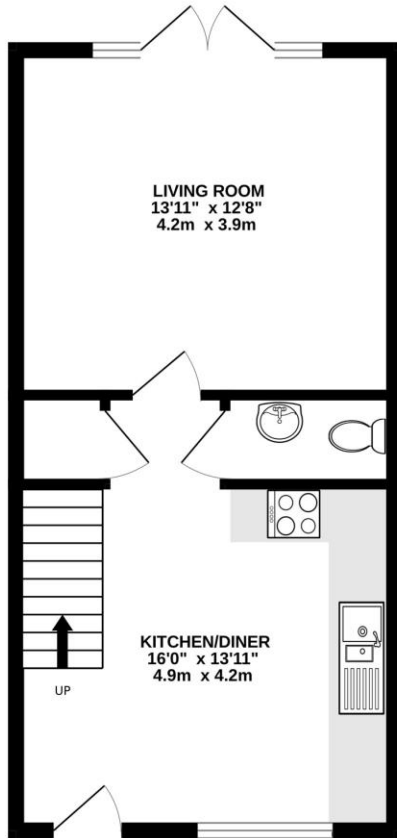




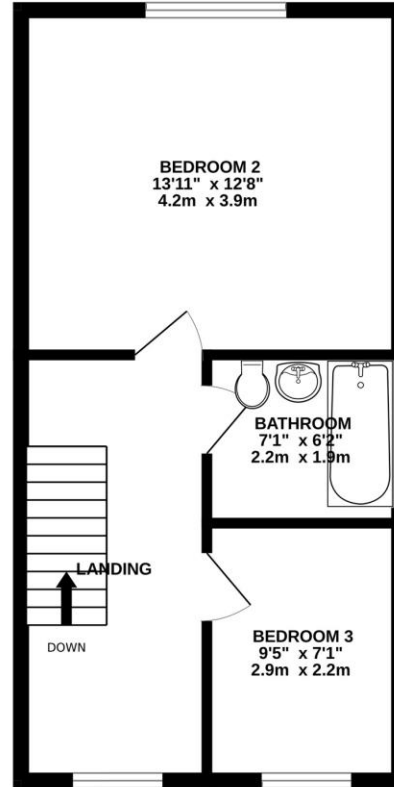


Floorplan

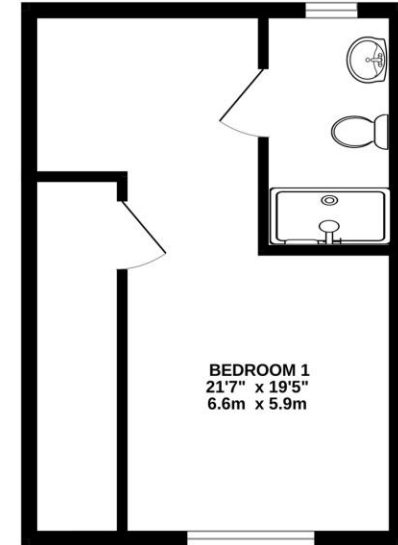
GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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 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.

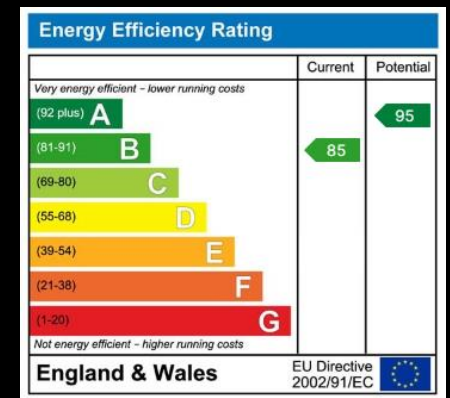


Outside

To the front of the property is a small expanse of stone chipped garden area with bordering wrought iron rails, external lighting and central paved path.

Rear gardens The first part of the rear garden is laid to a paved patio appearance with bordering rails and timber fencing.

There is access to the living room via a set of uPVC double glazed French patio doors and an outside tap. Paved steps lead down to a generous expanse of lawned garden with bordering pathway and timber fencing. The bordering and paved path continues to a timber deck patio area, perfect for entertaining family and friends and a timber gate leads to 2 allocated parking spaces.



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