

SIMPLY GREEN

Exeter Road

Newton Abbot



## 3 BEDROOM TERRACED HOUSE

- ◆ MID TERRACE HOME
- ◆ 3 BEDROOMS
- ◆ LOUNGE WITH FEATURE LOG BURNER
- ◆ OPEN PLAN KITCHEN DINING SPACE
- ◆ 4 PIECE BATHROOM SUITE
- ◆ ACCOMMODATION SET OUT OVER THREE FLOORS
- ◆ SOUTH WESTERLY FACING REAR GARDENS
- ◆ SOUGHT AFTER LOCATION
- ◆ WORKSHOP/OUTBUILDING
- ◆ TENURE - FREEHOLD. COUNCIL TAX BAND B. EPC D

Three Bedroom Family Home, with accommodation set out over three floors, offering a lounge and feature log burner, open plan Kitchen Dining Room & 4 Piece Family Bathroom Suite. With Two Bedrooms to the First Floor & a further Bedrooms to the top floor. Situated within a sought after area of Kingsteignton, close to a wealth of amenities & convenient transport links, viewing comes highly recommended to appreciate the accommodation on offer.



## Accommodation

UPVC door opening into lounge with UPVC double glaze windows to the front, feature log burner with storage cupboards to the sides creating a warm lounge space. A range of power and media points, central heating radiator and carbon monoxide alarm.

Door leading to.

Open plan Dining Room, with stairs rising to the first floor, door opening into bathroom suite & open plan layout with Kitchen off. The Kitchen comprises of a modern suite with a range of wall and base units, worksurfaces and upstands. Integrated Fridge Freezer & Washing Machine, inset double oven, gas hob with stainless steel splashback and extractor fan over. Inset sink. A range of power points. UPVC Window and Door to the rear. Modern Bathroom suite to complete, with a Four piece suite comprising of panelled bath, low-level WC. Pedestal wash handbasin with tiling to full height. Central heating radiator, tiling to floor. Shower with PVC panel to surround, glass opening door. Further storage cupboard under stairs. Extractor fan.



## First Floor Accommodation

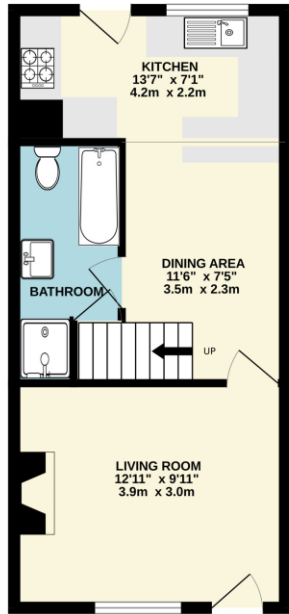
Landing space with doors to two bedrooms and door opening to stair case leading the top floor. Bedroom One with UPVC double glazed windows to the front, with power and media points, central heating radiator, door opening into over stair storage cupboard. Bedroom Two with UPVC double glazed windows to the rear, central heating radiator and power points.



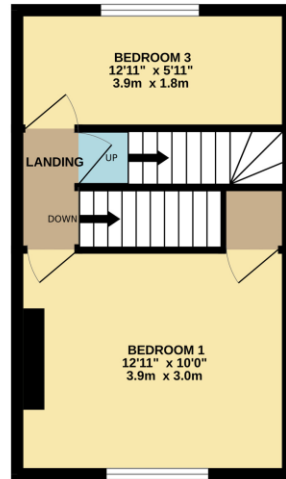
## Top floor Accommodation

Stairs rising to bedroom two, with dual aspect Velux windows to the front and rear. Central heating radiator. A range of power points, smoke alarm and storage cupboards into the eaves.

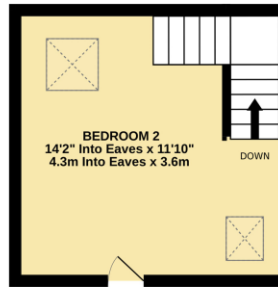
GROUND FLOOR



1ST FLOOR



2ND 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 there is a low maintenance garden with pathway leading to front entrance. South Westerly facing rear gardens with steps rising to decked seating area, giving access to outbuilding utility space with power points, shelving and space for tumble dryer. Level lawned area with mature trees and shrubs, giving further access to a Workshop outbuilding, with window, lighting and power.

**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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