

SIMPLY GREEN

Howards Way,
Newton Abbot



Offered to the market with no onward chain is this spacious and modern end of terraced property situated on a generous sized plot.

The accommodation comprises 2 bedrooms, living room, kitchen, bathroom and downstairs WC.

Externally there is a driveway and the current vendors have landscaped the attractive rear gardens and provided an outbuilding.

The property is situated on the outskirts of Newton Abbot and is located near a well regarded primary school and two secondary schools, a 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

External lighting with a uPVC obscure double glazed door through to the entrance hallway with a staircase rising to the first floor and a built-in understairs cupboard offering storage and plumbing for a washing machine. From the entrance hallway, a door flows through to a downstairs cloakroom/WC providing a uPVC double glazed window, wash hand basin with tiled splashback and tiled flooring. The kitchen is of a modern appearance with a uPVC double glazed window, a stainless steel single drainer single bowl sink inset with laminated worktops and part tiled walls with a range of high gloss modern matching base cupboards, drawers and fitted matching wall cupboards, space for an upright fridge/freezer, a fitted electric cooker and concealed Baxi combi boiler.

The living room is an open space with inset spotlights, wall lights, and a set of uPVC double-glazed doors leading to the attractively landscaped rear garden.

First floor

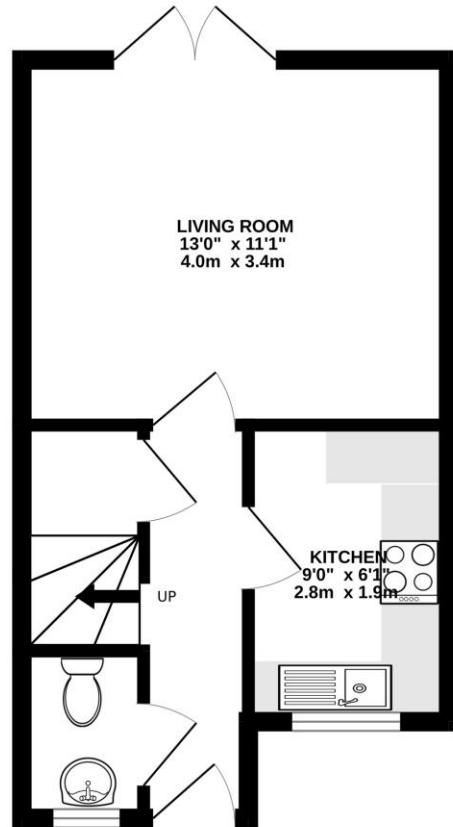
The property offers two bedrooms with uPVC double-glazed windows to the front or rear aspect with one bedroom also having the other benefit of a recessed area for wardrobes. The bathroom is fully tiled with a uPVC obscure double glazed window, access to the loft space, a panelled bath with an electric shower over, a pedestal wash hand basin, WC, and tiled flooring.



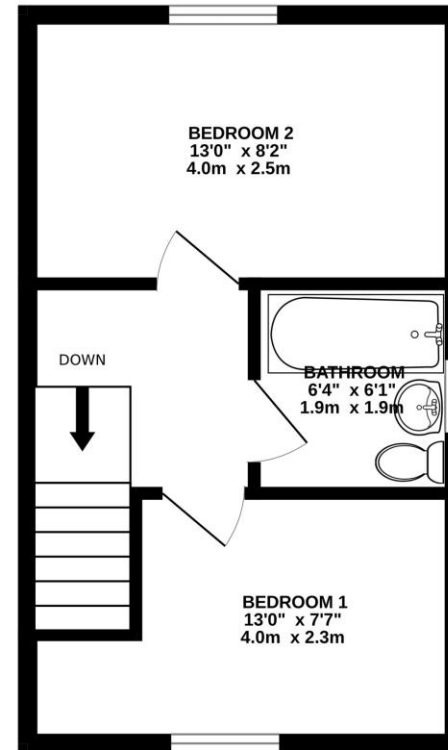


Floorplan

GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 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 B**

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 paved patio area with external lighting and an outside tap. A stone-chipped driveway can be found to the side of the property providing parking with bordering timber fencing and a timber gate leading to the rear garden. The current vendors have been attractively landscaped the gardens with a paved patio and railway sleepers with tiered bordering flowerbeds leading down to a stone-chipped and artificial lawned garden.

The garden is bordered by timber fencing. A stone-chipped path leads to the side of the property providing further storage with a timber gate to the front of the property. It also has the benefit of a detached workshop/hobbies room which is accessed via the side of the property. A set of uPVC patio doors lead to the living room.

88 Queen Street
Newton Abbot
Devon
TQ12 2ET