

SIMPLY GREEN

Quay Road,  
Newton Abbot



Offered to the market with NO CHAIN is this mid terraced 2 bedroom home, laid over two floors and located a short walk to the town centre of Newton Abbot, offering a wealth of amenities, various sports clubs, parks and a short walk to a mainline railway station, a bus station and convenient access to the A380 dual carriageway to Exeter and Torbay.

The accommodation comprises 2 double bedrooms, living/dining room, kitchen and bathroom. The rear garden is a real feature of the property being larger than average and laid mainly to a lawned appearance.

### Accommodation

A uPVC double-glazed door leads into an entrance porch with tiled flooring and a uPVC double-glazed window. A wooden frame obscure glazed door flows through to an open plan lounge/diner. The lounge area provides a uPVC double-glazed window to the front aspect and an exposed stone wall with a feature fireplace and fitted cupboards on either side. An archway with inset spotlights flows through to the dining area with an understairs cupboard and a staircase rising to the first floor with an opening leading through to the kitchen.

The kitchen has a uPVC double-glazed window overlooking the large rear garden and a stainless steel single drainer single bowl sink inset with laminate worktops and part-tiled walls. There is also a range of base cupboards drawers and fitted matching wall cupboards. Inset four-ring gas hob with an extractor hood above and an oven below. Tiled flooring and a uPVC obscure double-glazed door lead to the larger than average rear garden.

The ground floor accommodation concludes with a family bathroom. A uPVC double-glazed window, fully tiled walls, corner bath, pedestal wash hand basin, WC, tiled flooring, and inset spotlights. On the first floor, two double bedrooms with uPVC windows can be found and the master bedroom has the other benefit of full-width built-in wardrobes. The rear gardens are a real feature of the property being larger than average and mainly laid to a lawned appearance. There is a paved patio area with an outside tap and access to the kitchen via a uPVC obscure double-glazed door and bin storage area. The patio continues to level the lawned garden with a bordering rendered wall, incorporating mature shrubbery, plants, and a timber shed.

### Outside

To the front of the property, there is a paved patio area and a bordering rendered wall.

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### Viewings

To view this property, please call us on 01626 798440 or email [sales@simply-green.co.uk](mailto:sales@simply-green.co.uk) and we will arrange a time that suits you.

### Services

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

### Local Authority

Teignbridge District Council

### Council Tax

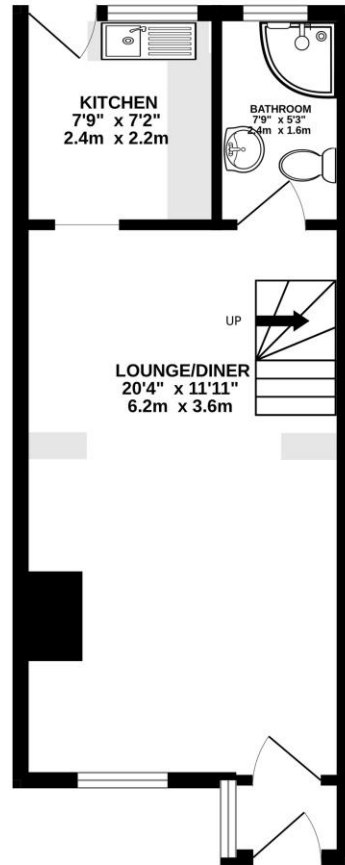
Currently Band B



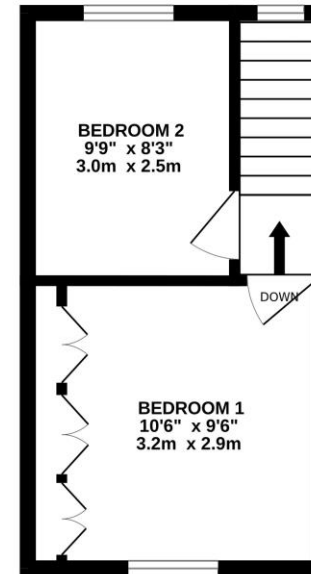


# Floorplan

GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
218 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 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.



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>		70	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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