



SIMPLY GREEN

Powderham Road,  
Newton Abbot

**Offered to the market with no onward chain!**

A recently modernised and upgraded semi-detached property located a short walk from the town centre of Newton Abbot. The property has the added benefit of a separate self-contained annexe or further accommodation to the main dwelling. Perfect for inter-generational living or providing rental income.

The primary accommodation comprises, a living and separate dining room, modern kitchen/breakfast room, utility room, 3 double bedrooms, and two bathrooms.

The self-contained annexe accommodation comprises one bedroom, a living room, a modern kitchen, and a modern shower room.

Externally there are larger than average attractive gardens, a long driveway providing ample parking, and a detached double garage.

**An internal viewing is highly recommended!**

The property is situated close to the town centre of Newton Abbot and is located near well-regarded primary schools and two secondary schools, a church, countryside walks, Asda, and a bus stop. The market town of Newton Abbot is less than a mile 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**

A covered porch and a solid wooden door leading through to an entrance porch with a stained glass patterned original wooden door flowing through to the entrance hallway with the staircase rising to the first-floor accommodation and a separate staircase leading down to the self-contained annexe. A wooden framed glazed door leads to the rear garden. From the entrance hallway, the accommodation flows through to a refitted modern kitchen providing a stainless steel single drainer one-and-a-half bowl sink inset with part tiled walls, laminate worktops, and a range of modern matching shaker style base cupboards, drawers, and fitted matching wall cupboards with under cupboard lighting. There is a five-ring range-style gas cooker with patterned splashback and a contemporary extractor fan above. There is space for an upright fridge/freezer and a fitted integrated dishwasher. From the kitchen, a hallway continues to a built-in cupboard and leads around to a separate utility room with a UPVC obscured double-glazed window, fitted laminate worktop and matching cupboards below with a wall-mounted heated towel rail, an extractor fan, and plumbing for utilities.

The accommodation continues to a separate living and dining room with UPVC double glazed sash style windows to the front and rear aspects. First-floor accommodation Split level landing with a UPVC double-glazed window to the rear aspect with a modern refitted shower room providing a UPVC double-glazed window, a double width shower cubicle, pedestal wash hand basin, WC, wall mounted heated rail, and an extractor fan. On the first floor, three double bedrooms can be found with UPVC windows to the front and rear aspect.

The main house accommodation concludes with a modern refitted family bathroom with part wooden panelled walls, a panelled bath with Victorian telephone style shower over, pedestal wash hand basin, WC, extractor fan, and a wall mounted heated towel rail.

**Self-contained Annexe**

The self-contained annex is accessed via a wooden glazed door with external lighting leading to a hallway with inset spotlights and a door to the main house accommodation. Storage cupboard and spotlight, with plumbing for utilities.

The self-contained annexe accommodation comprises a refitted modern kitchen with a UPVC double glazed sash style window, a stainless steel single drainer single bowl sink inset with part tiled walls and laminate worktops, fitted modern shaker base cupboards, drawers, integrated slimline dishwasher, stainless steel gas hob with stainless steel electric oven below and an extractor hood above. There is space for an integrated fridge and the kitchen benefits from inset spotlights.

The accommodation continues to a refitted modern shower room with a shower cubicle, WC, pedestal wash hand basin, extractor fan, and a wall-mounted heated towel rail.

The remaining accommodation comprises a double bedroom with a set of UPVC double-glazed windows and a separate living room with a UPVC double-glazed window to the rear aspect.





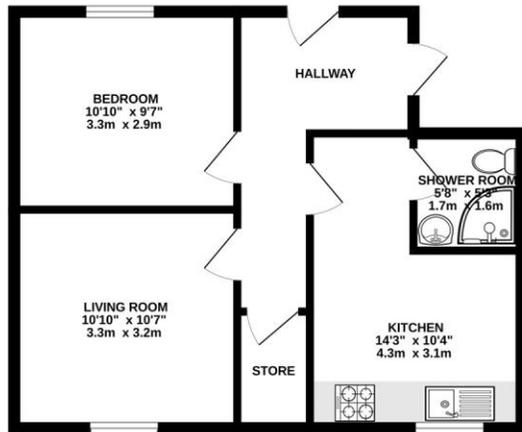




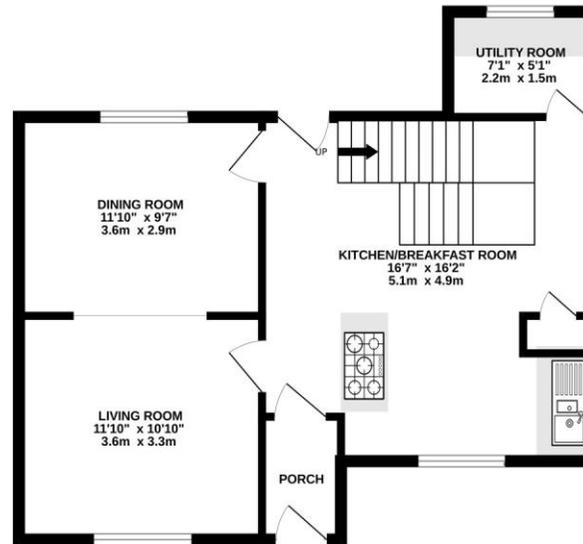


# Floorplan

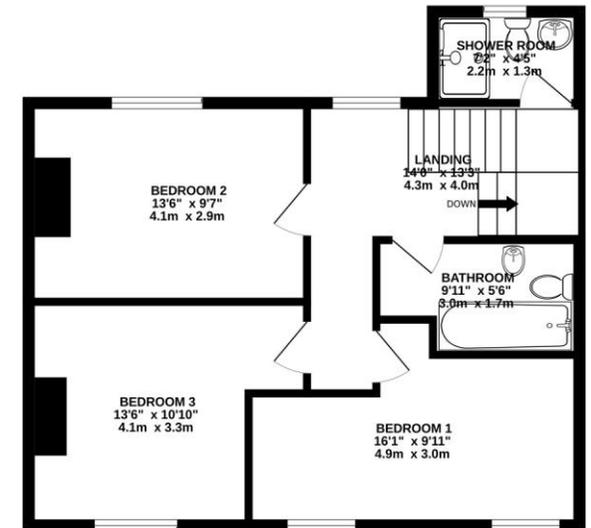
**BASEMENT**  
465 sq.ft. (43.2 sq.m.) approx.



**GROUND FLOOR**  
560 sq.ft. (52.0 sq.m.) approx.



**1ST FLOOR**  
565 sq.ft. (52.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1590 sq.ft. (147.7 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.

Made with Metropix ©2024



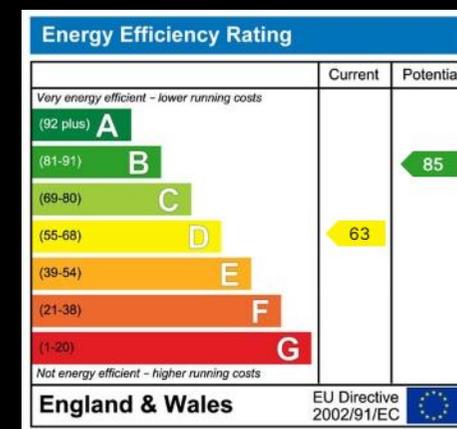
**COUNCIL TAX BAND: D**

**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.



## Outside

The property is accessed via a wrought iron gate and bordering attractive rails with a central paved path leading to the front door. A long driveway provides ample parking and leads to the rear of the property, where a double garage with two separate single up-and-over doors can be found. Access to the self-contained annex is via a hardstanding path and steps.

The rear gardens are a real feature of the property, being bordered by an original stone wall and benefits a central hardstanding path with attractive bordering lawned garden areas and an outside tap and external lighting.

Steps and a wooden glazed door lead to the main house. The hardstanding central path continues to the rear of the garden with bordering flowerbeds and mature trees and a large expanse of hardstanding area perfect for entertaining family and friends. There is also an outbuilding which could be a home office, gym, or storage.

88 Queen Street  
 Newton Abbot  
 Devon  
 TQ12 2ET