

SIMPLY GREEN

Mount Pleasant
Road,
Newton Abbot



Offered to the market with no onward chain and is situated a short distance from Newton Abbot Town Centre with a wealth of amenities and transport links.

This spacious Victorian four-bedroom property boasts versatile accommodation with a living room, dining room, kitchen/diner, ground floor WC, four well-proportioned bedrooms, and a bathroom.

There is the added benefit of a further reception room/office and a utility room.

Externally there is a secluded rear garden and on-road permit parking to the front.

The property is situated within walking distance of the town centre of Newton Abbot. It is located near well-regarded primary and two secondary schools, countryside walks, a bus stop, and the Stover Trail for keen cyclists.

Newton Abbot 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

Two pillars with a central paved path lead to a covered porch and a UPVC obscure double-glazed door into an entrance porch. From the entrance porch and attractive original obscure glazed wooden door, it flows through to the entrance hallway with a staircase rising to the first floor, understairs cupboard, and doors to principal rooms. The ground floor accommodation comprises a living room with a UPVC double glazed sash style window to the front aspect and a central fitted attractive cast fireplace with a wooden mantle surround and attractive hearth. The kitchen/diner is the full length of the property, offering a UPVC double glazed sash style window to the front aspect. A fitted cast iron fireplace with an attractive surround and recessed area for bookcases. The kitchen has a stainless steel single drainer single bowl sink inset with laminate worktops and part-tiled walls with a range of matching base cupboards, drawers, and fitted matching wall cupboards. There is also a four-ring stainless steel gas hob with an extractor hood above and a double electric oven below, plumbing for a washing machine, space for a fridge and freezer, and a set of UPVC double-glazed French patio doors leading to the rear garden.

The ground floor accommodation continues to a downstairs cloakroom/WC with a UPVC window, a vanity unit with a wash hand basin with cupboards below, and part tiled walls. From the entrance hallway an obscure glazed wood door leads to the rear porch and a further obscure wooden door leads out to the rear garden with tiled flooring. A separate door leads through to a further reception area, hobbies room, or study with a UPVC double-glazed window overlooking the rear garden. It then flows through to a utility room with a fitted stainless steel single bowl single drainer sink inset with cupboards below, a UPVC double-glazed window, and a wooden framed glazed door into the rear garden.

First floor

Landing with a UPVC window to the rear aspect and access to the loft space. On the first floor, four bedrooms can be found. The master bedroom is a generously sized double room with a UPVC double glazed sash window and full-length fitted mirror front wardrobes. The second bedroom is also double in size and found to the front of the property with a UPVC double-glazed window and a built-in cupboard with shelving. The third bedroom is to the rear of the property with a UPVC double-glazed window and a built cupboard housing the wall-mounted gas boiler. The fourth bedroom is a single-sized room found to the front of the property with a UPVC double-glazed window and original wooden flooring.

The accommodation concludes with a family bathroom offering a UPVC double-glazed window, part tiled walls, panelled bath with Mira sport shower, wash hand basin, WC, and a wall-mounted heated towel rail.

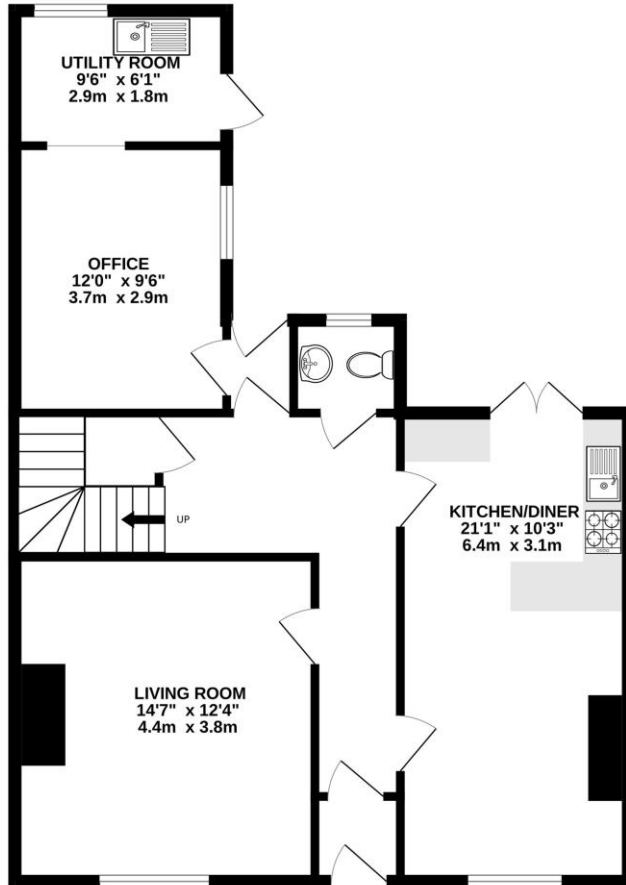




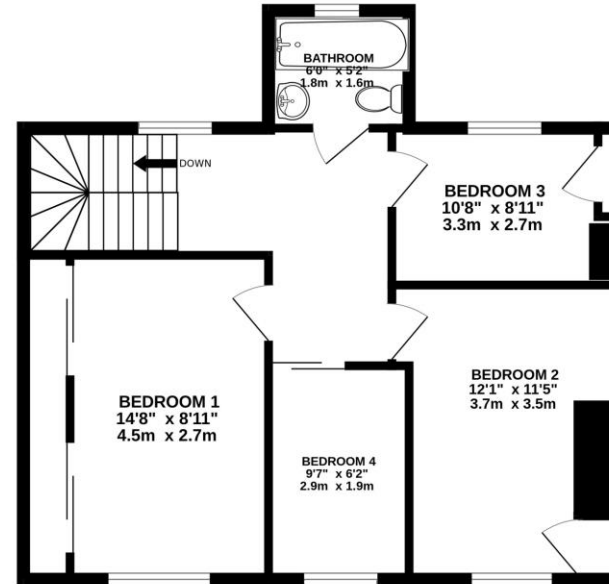


Floorplan

GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.7 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



**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 permit parking. The property is accessed via a set of pillars and a central path with a bordering garden.

The rear garden is laid to an attractive courtyard appearance with bordering flowerbeds. A timber gate gives access to the rear. There is also access to the utility room via the rear porch and the kitchen/diner by a set of UPVC double-glazed French patio double doors.

88 Queen Street
Newton Abbot
Devon
TQ12 2ET