



SIMPLY GREEN

.....
Woodlands Road

Newton Abbot
.....

TWO BEDROOM SEMI DETACHED

- ◆SEMI DETACHED HOUSE
- ◆TWO DOUBLE BEDROOMS
- ◆LOUNGE WITH LOG BURNER
- ◆CONSERVATORY
- ◆KITCHEN DINING ROOM
- ◆HOME OFFICE
- ◆OFF ROAD PARKING
- ◆FANTASTIC FIRST TIME BUY
- ◆WELL MAINTAINED GARDENS
- ◆TENURE - FREEHOLD

Charming two-bedroom semi-detached house on Woodlands Road, offering a cozy lounge with a log burner, a bright conservatory, and a spacious kitchen dining room. Upstairs, you'll find two double bedrooms and a well-appointed family bathroom suite. The exterior features low-maintenance gardens and a custom-built home office, fully equipped with mains power, lighting, and heating—perfect for remote work. Off-road parking is available at the front, adding to the convenience of this lovely home. Ideal for first time buyers!



Accommodation

UPVC door opening into entrance hallway, with UPVC double glazed window to the front, central heating and spotlights to ceiling. Under stair storage cupboard with consumer unit and electric meter. Doors to all rooms. Opening leading into lounge with UPVC double glazed window to the front, fitted log burner with slate hearth, central heating and double glazed sliding doors leading into the conservatory with laminate flooring throughout. Kitchen dining room boasts a range of soft close wall and base units, with oak worktops and metro tiled splashbacks. Inset composite sink and mixer tap, integrated dishwasher, induction hob with extractor over, eye level oven and grill, integrated fridge freezer, wall mounted boiler and space and plumbing for washing machine. Finished with industrial style shelving, with laminate flooring also complete with underfloor heating. A dining area offers UPVC double glazed window to the side and UPVC sliding doors to the rear. The conservatory has an exposed brick wall, with wrap around double glazing and French doors to the rear gardens. Central heating radiator and laminate flooring.

First Floor Accommodation

Stairs rising to the first floor, with double glazed window to the front. Storage cupboard, access to the loft, central heating radiator and doors to all rooms. Bedroom one comprises UPVC double glazed windows to the front and rear, with far reaching views across Newton Abbot towards Haytor. Central heating and a range of power points. Bedroom two is another good sized double bedroom, with double glazing to the rear also offering far reaching views towards Haytor. With central heating and a range of power points. Family bathroom suite with a white three piece suite comprising a panelled bath with mixer tap and mains shower over with glass panel. Low level WC and pedestal wash basin. With tiled walls and flooring, central heating towel rail and UPVC obscured glazed window to the side.



EPC: D

COUNCIL TAX BAND: B

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

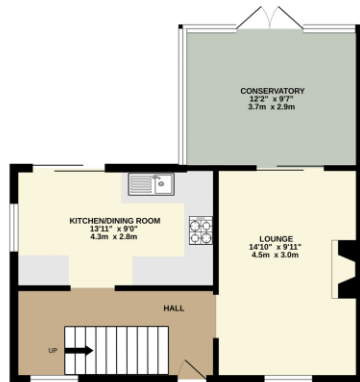
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Alternatively, you can scan below to view all of the details of this property online.

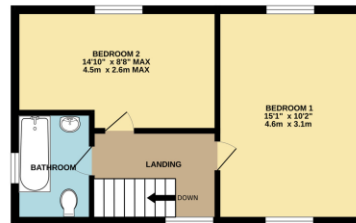


88 Queen Street
Newton Abbot
Devon
TQ12 2ET

GROUND FLOOR



1ST FLOOR



GARDEN OUTBUILDING



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 offers off road parking, with steps leading to a patio pathway and the front entrance. Side access to the rear and a range of mature shrubs and bushes. The rear gardens are accessible off of the sliding doors from the kitchen dining room and conservatory. With a decked seating area leading onto a slate chipped courtyard and patio area. With a timber shed and an expanse of lawn leading onto a home office/workshop. This room is bespoke and a fully custom build, with UPVC double glazing to the side, sensor spotlights over a small decked area and UPVC double glazed sliding doors opening into an insulated office with a range of power points, inset spotlights to ceiling and electric radiator. With a further storage area to the side.