



SIMPLY GREEN

St Leonards Road

Newton Abbot

FOUR BEDROOM LINK DETACHED

- ◆ 4 BEDROOMS
- ◆ SPACIOUS ACCOMMODATION
- ◆ OFF ROAD PARKING & GARAGE
- ◆ PRIVATE ROAD
- ◆ STUNNING REAR GARDENS
- ◆ FITTED KITCHEN
- ◆ DINING ROOM
- ◆ SHOWER/UTILITY ROOM
- ◆ LOUNGE WITH LOG BURNER
- ◆ TENURE - FREEHOLD

Spacious four double bedroom link-detached property on Saint Leonards Road, Newton Abbot, features off-road parking, a garage, and a large southerly facing rear gardens. The ground floor includes a bright lounge with a log burner, a kitchen/dining room, and a shower utility room. Upstairs, there are four bedrooms and a family bathroom. Ideal for family living in a desirable location.



Accommodation

A UPVC double-glazed door with an obscured panel opens into the entrance porch, featuring wraparound double-glazed windows and an outside light.

A timber door leads into the entrance hallway, with laminate flooring, dual-aspect windows, a central heating radiator, under-stairs storage, and stairs rising to the first floor.

The hallway provides access to the lounge, which has UPVC double-glazed windows to the front, a feature log burner, solid wood flooring, central heating radiator, and a range of power and media points.

The kitchen/breakfast room is fitted with wall and base units, granite work surfaces, splashbacks, and space for a cooker, fridge freezer, and dishwasher. It features an inset Belfast sink with a mixer tap and dual-aspect windows, plus a door opening onto the front patio.

Steps lead into the dining room, which boasts solid wood floors, dual-aspect windows, and access to the rear porch and the shower/utility room, complete with a corner shower, low-level WC, wash basin, and space for a washing machine and tumble dryer.

First Floor Accommodation

Stairs rise to the landing, which offers a central heating radiator, side window, and access to all rooms.

Bedroom One has dual-aspect windows, an over-stairs storage cupboard, and a central heating radiator.

Bedroom Two also features dual-aspect windows, a central heating radiator, and power points.

Bedroom Three has a front-facing window and a central heating radiator.

Bedroom Four includes a front-facing window, media points, and a central heating radiator.

The family bathroom features a three-piece suite with a panelled bath and electric shower, a wash basin with vanity storage, a low-level WC, and a small storage cupboard.



GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1265 sq.ft. (117.5 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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Outside

To the front, there is off-road parking and a garage, with steps leading to a level patio accessible from the kitchen and entrance porch.

The rear garden is spacious, south-facing, and features a level lawn, mature shrubs, and further garden space with beautiful views over Newton Abbot.

This property offers a blend of modern amenities and scenic views, perfect for family living.

EPC: E

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.



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