

SIMPLY GREEN

Sandringham Road

Newton Abbot



TWO BEDROOM SEMI DETACHED

- ◆ FANTASTIC FIRST TIME BUY
- ◆ NO CHAIN
- ◆ SEMI DETACHED HOUSE
- ◆ TWO BEDROOMS
- ◆ LOUNGE
- ◆ OPEN PLAN KITCHEN DINING ROOM
- ◆ BATHROOM
- ◆ OFF ROAD PARKING
- ◆ LOW MAINTENANCE REAR GARDENS
- ◆ TENURE - FREEHOLD

Offered to the market with no onward chain, this two bedroom semi detached house makes for a fantastic first time buy, with spacious living accommodation comprising a lounge, open plan kitchen dining room, family bathroom and two bedrooms to the first floor, with a WC for added convenience.

With a driveway to the front offering ample off road parking and wrap around low maintenance gardens. Viewing comes highly recommended!



Accommodation

This charming two-bedroom semi-detached house on Sandringham Road, Newton Abbot, offers comfortable living in a sought-after area with convenient access to local amenities and beautiful views of surrounding parkland.

The property is approached via a driveway providing parking for multiple cars and a tiered front garden with patio steps leading to the entrance porch.

The UPVC double-glazed door opens into a welcoming entrance hallway, featuring a central heating radiator, stairs rising to the first floor, and a door into the lounge.

The lounge offers a bright and cozy space with a UPVC double-glazed bay window to the front, a central heating radiator, and a feature stone fireplace. The room is equipped with power points, and a door leads into the kitchen/dining room.

The kitchen is well-appointed with a range of wall and base units, work surfaces, and an inset sink, along with ample power points.

The kitchen opens into the dining room, which benefits from dual-aspect UPVC double-glazed windows to the front and side, offering lovely views over the nearby park and playing fields. The dining room also includes a central heating radiator, power points, and a door leading to the bathroom suite.

The bathroom suite comprises a three-piece suite with a panelled bath, tiled surround, electric shower overhead, low-level WC, pedestal wash basin, and a heated towel rail. There is an under-stairs storage cupboard housing the meters and an obscured window to the rear.

First Floor Accommodation

Stairs rise to the landing area, which offers loft access and doors to both bedrooms and the upstairs WC.

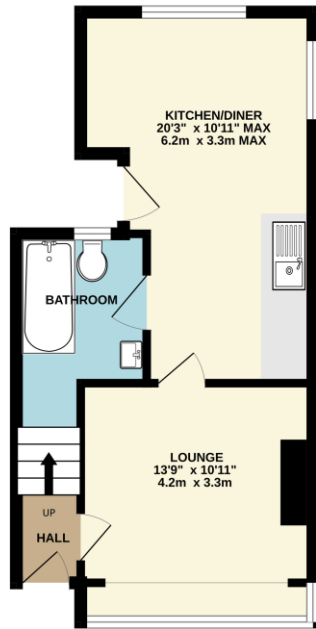
Bedroom One is located at the front of the house and features a UPVC double-glazed window, central heating radiator, and power points, providing a comfortable and spacious main bedroom.

Bedroom Two is at the rear, overlooking the garden and playing fields, with a UPVC double-glazed window, central heating radiator, power points, and a storage cupboard that houses the wall-mounted boiler.

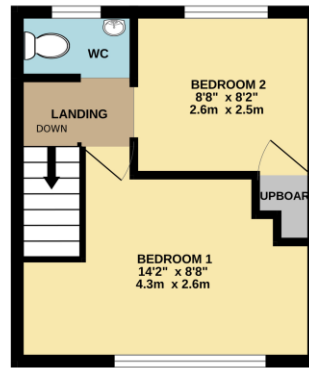
Complete with a WC, which includes a high-level WC, wash basin, heated towel rail, and obscured glazed window to the rear.



GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

The property features a driveway with parking for multiple vehicles and a tiered front garden with steps leading to the entrance.

The rear garden is low-maintenance, with steps leading from the porch and a storage shed. A side access path provides convenient entry from the front of the property.

The rear garden includes a gate leading to additional garden space and a timber storage shed.

This delightful home offers comfortable living with great potential, benefiting from lovely views and a convenient location.

EPC: D

COUNCIL TAX BAND: B

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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