

SIMPLY GREEN

22 Chercombe
Valley Road



Terraced House
Living Room Diner
Kitchen Breakfast Room
Three Bedrooms
Family Bathroom
Gardens
Allocated Parking
Gas Central Heating
Chain Free



NO Onward Chain.

Welcome to this beautifully presented terraced home, perfectly situated in the sought-after area of Newton Abbot.

This property is an excellent choice for first-time buyers or those looking to downsize. Offering spacious accommodation, it features a large living room diner, a modern kitchen breakfast room, three bedrooms, a family bathroom, gardens, and an allocated parking space.

Nestled on the outskirts of Newton Abbot, this home is conveniently located near a well-regarded primary school and two secondary schools. Residents can enjoy peaceful countryside walks, local shops, and easy access to a bus stop. The vibrant market town of Newton Abbot, less than 2 miles away, boasts a wide range of amenities including shops, supermarkets, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, and a mainline railway station to London Paddington. Additionally, the A380 dual carriageway connects you to Exeter and Torbay.



Accommodation:

Upon entering the property through a PVCu glazed door, you step into the entrance hall, which features a useful storage cupboard and leads directly to the living room.

The living room is open plan with the dining area, creating a spacious and bright environment. A charming feature fireplace adds character, while a front-facing window fills the room with natural light. The dining area accommodates a good-sized table and chairs, making it the heart of the home.

Continuing through, you'll find the kitchen breakfast room, which boasts a modern design with ample space for a freestanding cooker (both electric and gas options available), an upright fridge freezer, and plumbing for a washing machine. A cozy breakfast table or bar area is perfect for enjoying your morning coffee, with a window overlooking the rear garden and a glazed PVCu door providing access outside.



First Floor Accommodation:

Carpeted stairs from the living room lead up to the first-floor landing, which includes a loft hatch for access to an insulated and partly boarded loft (note: no ladder or light is provided). All bedrooms are carpeted and equipped with radiators for comfort.

The principal bedroom is a generous double, featuring built-in wardrobes and a front-facing window that offers lovely views.

Bedroom two is also a double room with a window overlooking the rear garden, while bedroom three is a single room, making it an ideal home office. The family bathroom is well-appointed with a white suite that includes a bath with a shower over and a glass shower screen, a pedestal hand basin, and a low-level W.C. This space features vinyl flooring, an extractor fan, and spotlights for added convenience.



Outside:

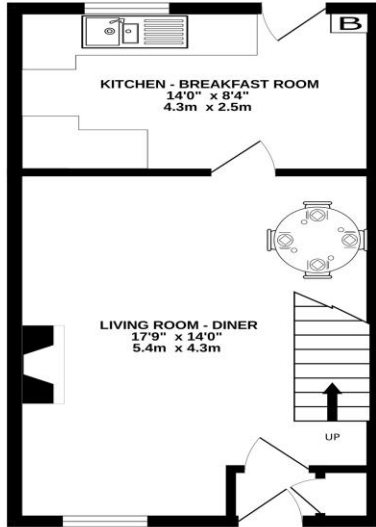
The front of the property is complemented by a lawn area with steps leading down to the front door.

The rear garden can be accessed via the rear door or through a wooden gate leading to the car park. This landscaped garden is designed for low maintenance and features a large patio area, perfect for entertaining during the summer months. Raised borders on either side offer the opportunity to grow flowers, plants, or even your favourite vegetables. Steps lead down to a wooden gate, where a wooden storage shed can also be found.

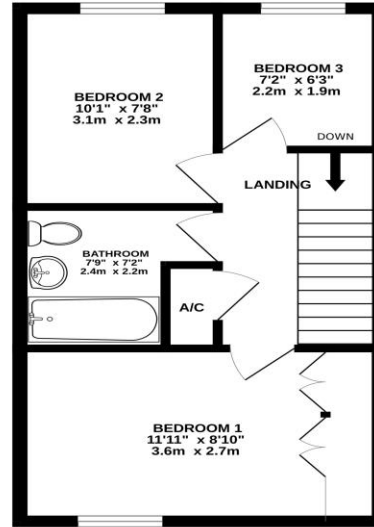
This delightful home in Newton Abbot is a true gem, offering comfort, convenience, and a lovely community atmosphere. Don't miss your chance to make it yours!



GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.

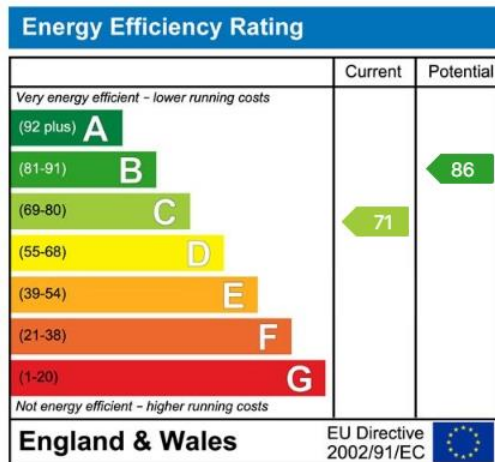


1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 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 Metropac 02024



EPC: C

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.



88 Queen Street
Newton Abbot
Devon
TQ12 2ET