

SIMPLY GREEN

Sovereign Road

Newton Abbot



3 BEDROOM DETACHED HOUSE

- ◆BUILT IN 2024 WITH 10 YEAR NHBC WARRANTY
- ◆3 BEDROOM DETACHED HOUSE
- ◆GARAGE AND PARKING WITH EV POINT
- ◆WELL MAINTAINED GARDENS
- ◆CORNER PLOT
- ◆OPEN PLAN KITCHEN DINING ROOM
- ◆UTILITY AND WC
- ◆PRINCIPLE ENSUITE
- ◆SOUGHT AFTER DEVELOPMENT
- ◆TENURE - FREEHOLD

This charming three-bedroom detached home, built in the summer of 2024, offers modern living with the peace of mind of a 10-year warranty from June 2024 with an 18 month transferrable snagging.

Set on a spacious corner plot in a sought-after area, the property provides a perfect balance of style, comfort, and convenience. Ideal for families, it boasts a contemporary design and is ready to move into, offering a great opportunity to enjoy a new home in a desirable location with accommodation comprising a Lounge, Kitchen Dining Room, Utility and Ground Floor WC.

With three bedrooms to the first floor including a principle ensuite, complete with a family bathroom. Viewing comes highly recommended to appreciate the accommodation on offer.



Accommodation

This impressive three-bedroom detached home, built in 2024, offers a blend of modern design and thoughtful features, ideal for contemporary family living.

Upon entering, a door opens into the entrance hallway, which includes LVT flooring fitted throughout, central heating radiator, consumer unit, and the added benefit of a solar panel system. With doors leading to all ground-floor rooms and stairs rising to the first floor. The spacious lounge enjoys a front-facing aspect with double-glazed windows and French doors, providing access to the rear garden. It also features a central heating radiator and ample power points.

The kitchen-dining room benefits from a dual aspect, with double-glazed windows flooding the space with natural light. The kitchen is well-appointed with a range of wall and base units, work surfaces, and an inset sink, integrated fridge freezer, dishwasher and single oven with a hob and extractor fan over. With a further door leading to the utility room, which offers additional storage, base units, and space for appliances, along with the wall-mounted boiler.

A separate door from the utility room leads to the side giving access to the driveway and garage. Also on the ground floor is a convenient WC, complete with a low-level WC and washbasin.



First Floor Accommodation

On the first floor, there are three well-proportioned bedrooms, each with UPVC double-glazed windows and central heating radiators. The principal bedroom benefits from dual aspect windows with far reaching views, power and TV points, and a door leading to an ensuite with a walk-in shower, low-level WC, and washbasin, with an obscure UPVC double-glazed window. The family bathroom features a white three-piece suite, including a bath with a shower over, low-level WC, and washbasin, along with an obscure double-glazed window to the front.

Outside

Externally, the property offers off-road parking for multiple vehicles and access to a spacious garage with a pitched roof allowing additional storage, complete with an outside tap, EV charging point and side access leading to a private, sunny rear garden. The garden features a patio area, steps to an expansive lawn, and a wood-chipped play area, with a rear access gate opening onto the service lane for convenience.

This home is an excellent choice for those seeking a modern, energy-efficient property in a desirable location.

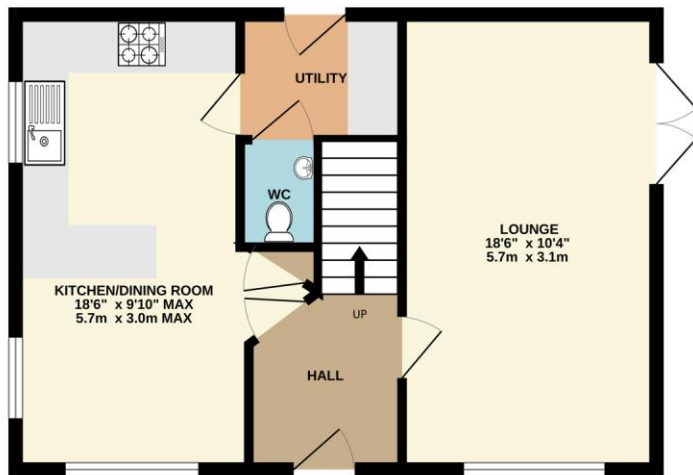
Agents Notes

The property benefits from a 10 Year NHBC Warranty which started in June 2024 - there is a transferable 18 month snagging period. There is also an annual charge of £200 Per Annum, payable to First Port upon completion of the site with a play area and road surfacing due to be finished shortly. All information is subject to confirmation via solicitors.

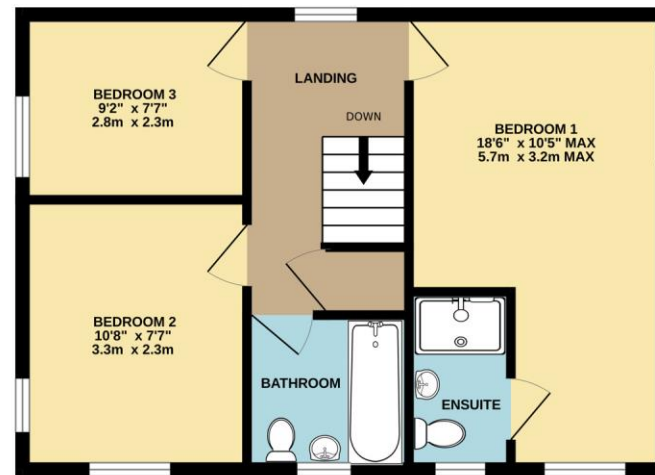


FLOORPLAN

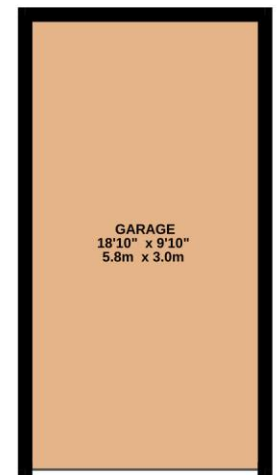
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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house or to arrange a viewing
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Alternatively, you can scan
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