

SIMPLY GREEN

The Warren

TQ12 1PP





## 2 BEDROOM TERRACED

- ◆ NO CHAIN
  - ◆ 2 LARGE BEDROOMS
  - ◆ CAR PORT
  - ◆ MODERN KITCHEN
  - ◆ EXPANSIVE LOUNGE/DINER
  - ◆ INTERGRATED APPLIANCES
  - ◆ CLOSE TO LOCAL AMENITIES
  - ◆ SHOWER/WET ROOM
  - ◆ BUILT-IN WARDROBES
  - ◆ FREEHOLD
- 

This two-bedroom terraced property is situated in the sought-after area of Newton Abbot, offering convenient access to a wide range of local amenities. The property boasts a carport, a spacious lounge/diner, a contemporary kitchen, and two generously sized bedrooms.



## Accommodation

Upon entering the property, you are welcomed by a convenient porch entrance, providing an ideal space to leave outdoor belongings. As you step into the main hall, to your left is the modern kitchen, featuring neutral gloss cabinets complemented by oak-toned roll-top work surfaces. The kitchen is fully equipped with built-in appliances, including an eye-level oven. Returning to the hallway and continuing towards the lounge/diner, you will find a generously spacious area, enhanced by an abundance of natural light streaming through the large rear window. This room also features a fireplace and useful understairs storage.



## First Floor Accommodation

Ascending to the first floor, you will find two well-proportioned bedrooms. Bedroom one offers a spacious layout with the added benefit of an additional storage cupboard. Bedroom two is equally generous in size and features a built-in wardrobe. The family bathroom is conveniently located for easy access from both bedrooms and is fitted with a walk-in shower/wet room, a wash basin, and a toilet.





**Outside**

At the front of the property, there is a spacious single carport with overhead covering. The rear of the property benefits from a sun-filled courtyard, providing ample space for planting flowers, shrubs, and other greenery. The courtyard also features a rear gate for added access.

**Location**

Twickenham Road is situated in the sought-after Milber residential area on the outskirts of Newton Abbot. Local amenities include a small convenience store and a nearby bus route providing easy access to the town centre, which offers a diverse range of shopping, business, and leisure facilities.

**Services**

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

**Local Authority**

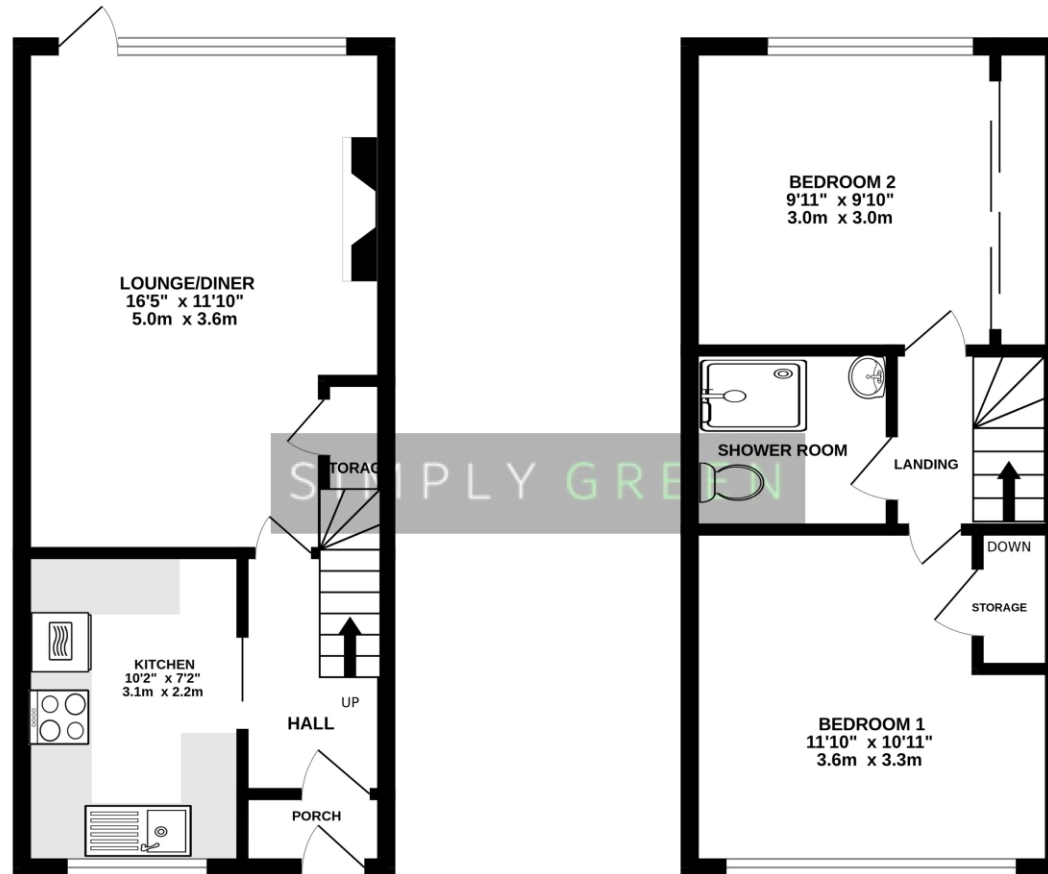
Teignbridge District Council



# FLOORPLAN

GROUND FLOOR

1ST 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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AND

**1 FOR A LOCAL SOLICITOR  
IF YOU'D PREFER TO MEET  
FACE TO FACE**



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MOVE FORWARD WITH NO  
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REMOVALS FROM A  
LOCAL COMPANY

**EPC: TBC**

**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  
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88 Queen Street  
Newton Abbot  
Devon  
TQ12 2ET