



SIMPLY GREEN

Oak Place

Newton Abbot

TWO BEDROOM TERRACED HOUSE

- ◆TOWN CENTRE LOCATION
- ◆TWO BEDROOMS
- ◆MID TERRACE HOME
- ◆ LOUNGE WITH LOG BURNER
- ◆OFF ROAD PARKING
- ◆LOW MAINTENANCE REAR GARDENS
- ◆ELECTRIC BOILER
- ◆STUNNING EXTENDED KITCHEN BREAKFAST ROOM
- ◆WELL PRESENTED THROUGHOUT
- ◆TENURE – FREEHOLD. COUNCIL TAX BAND A

Situated just a short walk away from Newton Abbot Town Centre & a wealth of surround amenities, this Two Bedroom Mid Terraced home is beautifully presented throughout. Nestle in a sought after area, with accommodation briefly comprising of a Lounge, Dining Room, extended Kitchen Breakfast Room, Bathroom and two well proportioned Bedrooms. Boasting low maintenance rear gardens & off road parking to the rear, viewing comes highly recommended to appreciate the accommodation on offer!The property benefits from electric central heating via an electric boiler and double glazing, while maintaining some stunning period features.



Accommodation

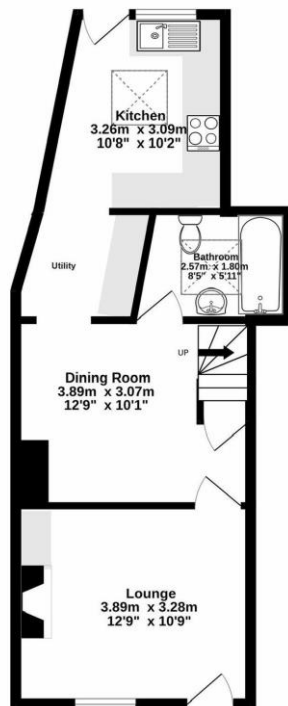
UPVC door opening into the lounge, with double glazed window to the front, multi fuel burner and a range of power and media points. Door leading to the dining room, with stairs rising to the first floor, door leading to the bathroom, and an opening into the Kitchen. The dining room offers a versatile space, maintaining some beautiful period features including original exposed stone work and slate flooring throughout. The extended adjoining kitchen offers a bright and functional space, with a utility area offering space and plumbing for white goods, with wall units over. Leading onto a spacious kitchen, with skylights and double glazing to the rear and door leading to the rear garden. The kitchen comprises of a range of wall and base units, work surfaces and tiling to splashback, with inset sink and mixer tap, integrated cooker and gas hob with extractor fan over. Wall mounted electric boiler. Completing the downstairs accommodation is a well-appointed family bathroom, featuring contemporary fixtures and fittings, such as low-level WC, wash hand basin and bath with shower over. The bathroom also offers a skylight to the ceiling.

First Floor Accommodation

To the first floor there is a small landing space, giving access to two good sized bedrooms. The principle bedroom boasts generous dimensions with a feature fireplace, while the second bedroom is equally inviting, making it an ideal space for guests, children, or a home office. Both bedrooms are thoughtfully appointed to ensure comfort and tranquillity.



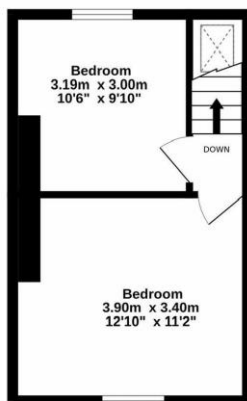
Ground Floor
40.5 sq.m. (436 sq.ft.) approx.



TOTAL FLOOR AREA : 64.4 sq.m. (694 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained herein, measurements of doors, windows, stairs 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 Metropex C2024

1st Floor
23.9 sq.m. (257 sq.ft.) approx.



EPC: D

COUNCIL TAX BAND: A

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.



Outside

The south facing rear garden is fully enclosed with fencing, with a border of raised, gravelled beds. A paved area is perfect for dining or entertaining. A pathway leads to a few steps and a gate which offers access to the car parking space behind. A wooden shed provides a handy space for storage.

Parking - Driveway

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