



SIMPLY GREEN

Newcross Park  
Kingsteignton



## TWO BEDROOM TERRACED HOUSE

- ◆NO ONWARD CHAIN
- ◆IDEAL FIRST TIME BUY
- ◆TWO BEDROOMS
- ◆MODERN BATHROOM SUITE
- ◆SPACIOUS LOUNGE
- ◆KITCHEN BREAKFAST ROOM
- ◆OFF ROAD PARKING
- ◆LEVEL REAR GARDENS
- ◆SOUGHT AFTER AREA
- ◆TENURE - FREEHOLD

With No Onward Chain, this two bedroom terraced home makes for a fantastic first time buy or investment. Accommodation comprises a spacious lounge, kitchen/breakfast room to the ground floor.

With two well proportioned bedrooms, a modern bathroom suite, complete with off road parking to the front and level, well maintained rear gardens.

Viewing comes highly recommended to appreciate the accommodation on offer.





## Accommodation

Located in the popular Newcross Park area of Kingsteignton. This well-presented two-bedroom mid-terraced home offers comfortable living with modern conveniences. The property benefits from a driveway to the front, complemented by mature shrubs, a slate-chipped path, and level access into the entrance vestibule. The double-glazed window and door open into the vestibule, where the consumer unit is wall-mounted, leading through to the main living space.

Stepping into the lounge, you'll find a bright and spacious area featuring UPVC double-glazed tilt-and-turn windows to the front, a central heating radiator, with dado rail, along with a thermostat and a range of TV, Wi-Fi, and power points. Stairs rise to the first floor, while a door leads into the kitchen breakfast room, which is fitted with a range of wall and base units, tiled splashbacks, and an inset sink with a mixer tap. The kitchen is equipped with a freestanding gas cooker, space and plumbing for additional white goods, and a wall-mounted boiler. A tilt-and-turn UPVC window to the rear allows for natural light, while a UPVC door provides access to the rear garden. The space is completed by a central heating radiator and a breakfast bar seating area, making it perfect for casual dining.





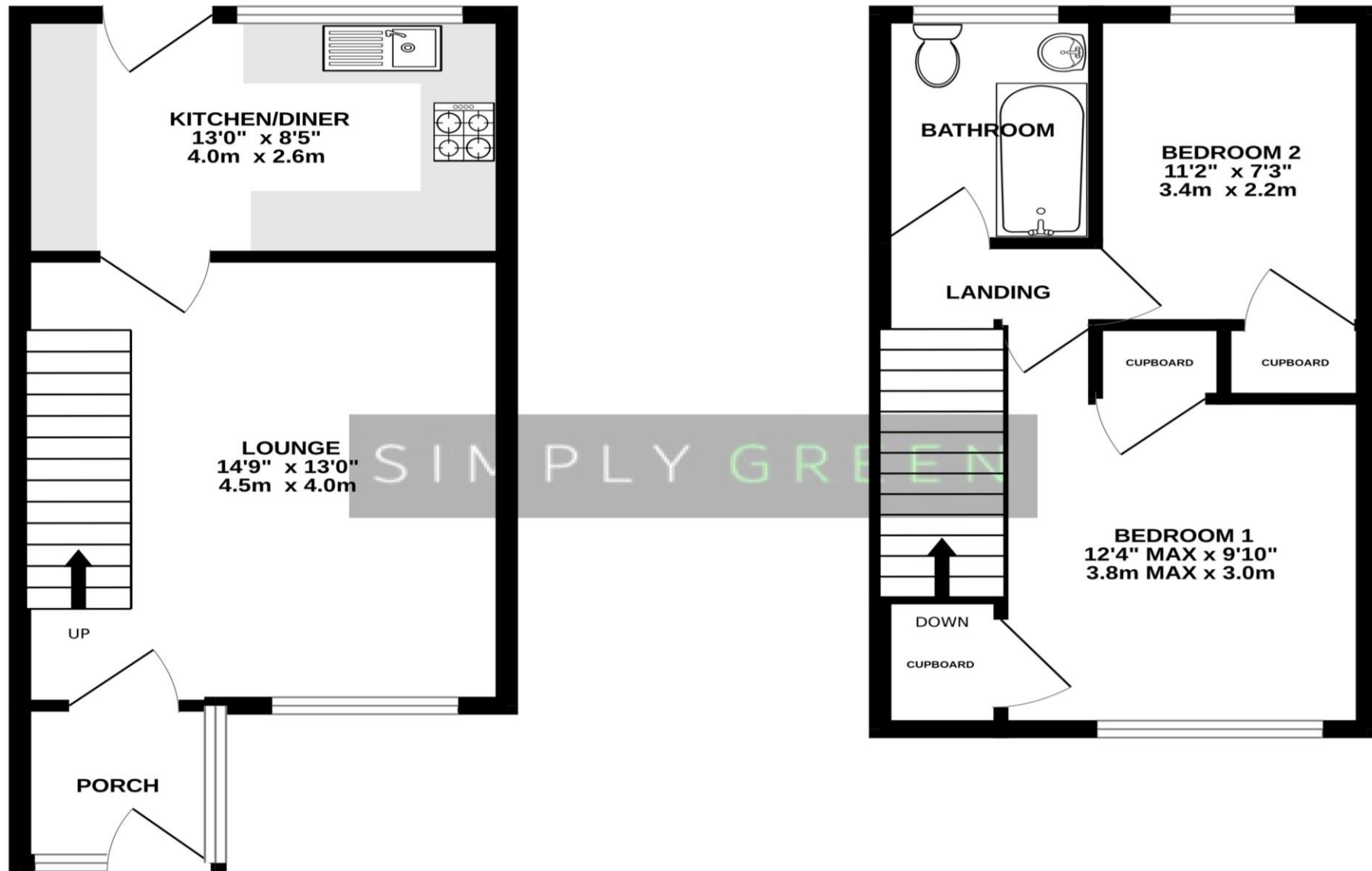
To the rear, the kitchen breakfast room opens onto a private garden, offering a patio courtyard seating area, a timber storage shed, and raised beds with stone-chipped borders. The garden also features an expansive level lawn, alongside additional decked and patio seating areas, creating an ideal space for relaxation and outdoor entertaining.

Heading upstairs, the first-floor landing provides access to the loft and leads to both bedrooms and the family bathroom. Bedroom one is a spacious front-facing room with tilt-and-turn UPVC double-glazed windows, two built-in wardrobe storage cupboards with hanging rails and shelving, a central heating radiator, and a range of power points. Bedroom two, overlooking the rear garden, also benefits from a built-in wardrobe with hanging rail and shelving, tilt-and-turn UPVC double-glazed windows, a central heating radiator, and a range of power points.

The family bathroom is well-appointed, featuring a panel bath with a shower over and a glass screen, PVC panelled surrounds, a pedestal wash basin with a mixer tap and splashback, a low-level WC, and a central heating radiator. An obscured UPVC double-glazed window to the rear ensures privacy while allowing natural light to filter through. This charming home is ideal for first-time buyers, small families, or investors, offering a well-designed layout, off-road parking, and a low-maintenance garden in a sought-after location.



# FLOORPLAN





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