



SIMPLY GREEN

Lower French Park

TQ12 1PH



## 2 BEDROOM TERRACE

- ◆ Sought After Area
- ◆ Two Bedrooms
- ◆ Lounge/Dining Room
- ◆ Modernised Kitchen
- ◆ Low Maintenance Gardens
- ◆ Off Road Parking
- ◆ Close To Local Amenities
- ◆ Ideal First Time Buy
- ◆ Freehold

Situated in the sought-after area of Lower French Park, this charming two-bedroom mid-terraced home is perfect for first-time buyers. With low-maintenance gardens and off-road parking, it offers both convenience and comfort. With a range of amenities and transport links and accommodation briefly comprising a lounge/dining room, kitchen, two double bedrooms and a family bathroom. Viewing comes highly recommended to appreciate the accommodation on offer.





## Accommodation

Situated in the sought-after area of Lower French Park, this charming two-bedroom mid-terraced home is perfect for first-time buyers. With low-maintenance gardens and off-road parking, it offers both convenience and comfort. Upon entering, a UPVC double-glazed door opens into the entrance hall, where you'll find a consumer unit, radiator, and stairs rising to the first floor. There's useful under-stair storage, a smoke alarm, and access to all ground-floor rooms. The kitchen is fitted with a matching range of wall and base units, complemented by a work surface and tiled splashback. There is space and plumbing for white goods, including a fridge freezer, dishwasher, washing machine and freestanding cooker. A Glow-worm combination boiler is wall-mounted, and a UPVC double-glazed window overlooks the front. The lounge/dining area is bright and airy, featuring a UPVC double-glazed window and door leading to the rear garden. It also benefits from a central heating radiator, power points, media connections, and additional under-stair storage.

### First Floor Accommodation

Upstairs, the landing provides access to all rooms, with a smoke alarm and loft hatch. There is additional storage over the stairs and a further opening leading into a study office space, ideal for working from home. The main bedroom is a spacious double, featuring a UPVC double-glazed window to the rear, central heating radiator, and a range of fitted storage, including shelving and hanging space. Bedroom two was previously split into two rooms and is currently utilised as a well proportioned double bedroom. It includes central heating radiators, and UPVC double-glazed windows to the front. The bathroom is fitted with a white three-piece suite comprising a panelled bath with a mixer tap and shower attachment, a vanity wash basin with storage, and a concealed cistern WC. There is also an extractor fan and linoleum flooring.





## Outside

Outside, the property enjoys a low-maintenance front garden with a pathway and steps leading to the entrance. A service lane provides access to the front, and the allocated off-road parking space for one car adds to the home's practicality. A decked seating area features a timber storage shed and timber enclosed gardens. To the rear, a recently renovated garden enhances the outdoor space, which includes an Astroturf lawn and steps leading to the back entrance. This well-presented home offers a fantastic opportunity in a desirable location—ideal for those looking for a stylish yet low-maintenance property.

## Viewings

To view this property, please call us or email and we will arrange a time that suits you.

## Services

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

## Local Authority

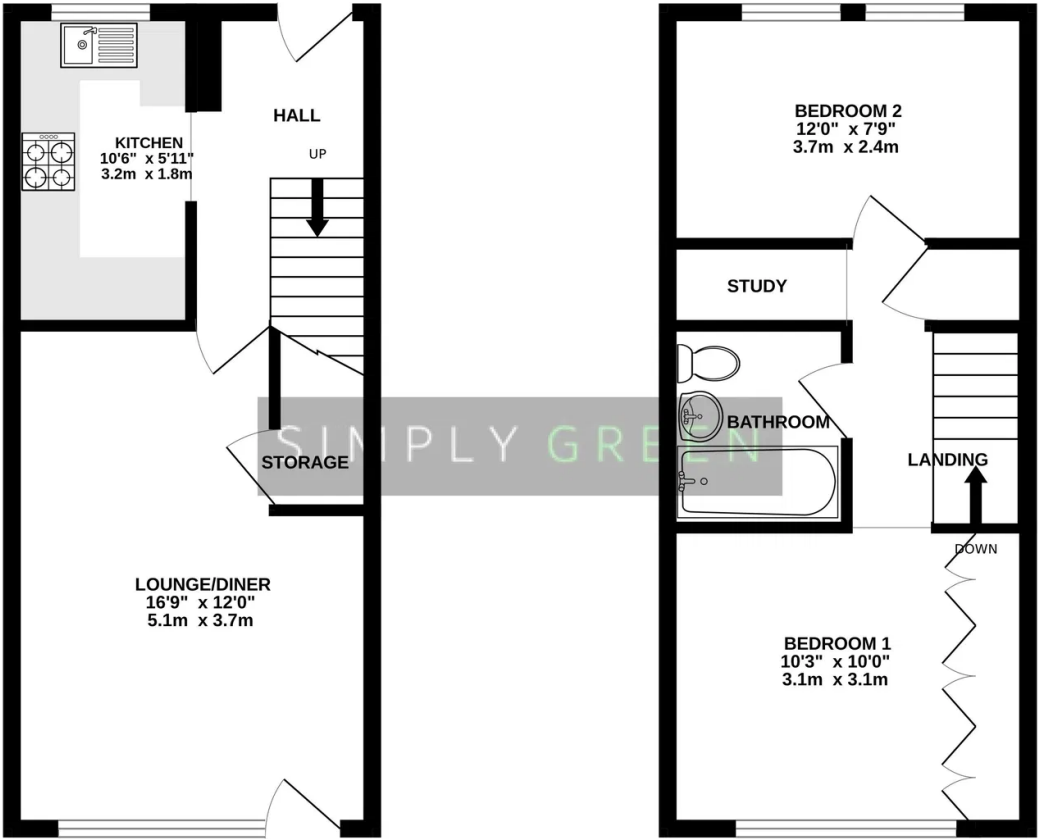
Teignbridge District Council



# 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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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.



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