

SIMPLY GREEN



An opportunity to purchase a spacious first floor apartment located close to the town centre of Newton Abbot, within the Decoy area. The property offers spacious accommodation comprising Living room, dining room, kitchen, 2 double bedrooms with master ensuite and a family bathroom. The property has been updated by the current owner and offers contemporary modern living with all the benefits of a period property. The property has the benefit of gas fire central heating, allocated parking space and a particular feature is a secret garden to the rear of the property which is totally enclosed, has a brick built garden shed and is very private. This property has in the past had planning consent to form a studio of further bedrooms in the roof and could be possible subject to the required building and planning consents. Newton Abbot offers a comprehensive range of shops and amenities including supermarkets, cinema, health centres, library, primary and secondary schools, various restaurants, cafes and churches. The town has a mainline train station with routes to Exeter, Plymouth and London as well as a well-connected bus network. The bypass further connects the town to nearby cities like Exeter and Bristol.

Details

Entrance & Hallway

Steps lead up to a glazed front door, welcoming you into a bright and airy space. A stained glass leaded panelled door adds a touch of classic elegance, allowing natural light to filter through while setting the tone for the character-filled interior.

Kitchen – A Stylish Culinary Haven

The fully fitted, modern gloss-finish kitchen is designed with both aesthetics and functionality in mind, offering:

- ✓ A sleek, inset one-and-a-half bowl sink unit with a mono block mixer tap and smartly designed storage beneath.
- ✓ An extensive range of base and wall-mounted cabinetry, including soft-close pan drawers and integrated storage solutions.
 - ✓ A built-in fridge freezer and dishwasher, seamlessly integrated into the design.
 - ✓ A square-edged wooden worktop, providing a warm contrast to the contemporary fittings.
- ✓ A built-in Diplomat four-ring ceramic hob, with a stainless steel extractor hood above and a Diplomat electric oven and grill below—perfect for culinary enthusiasts.
 - ✓ Partially tiled walls, enhancing both style and practicality.
 - ✓ A beautiful sash window overlooking the rear elevation, flooding the space with natural light.
 - ✓ Wood-effect flooring, inset spotlights, and a ceiling fan, creating a bright and inviting space.

An elegant archway with inset leaded light LEDs connects the kitchen seamlessly to the sitting room, offering an open yet distinct flow between spaces.

Sitting Room – A Grand & Inviting Space

A bay-fronted sitting room, rich with Victorian charm, provides a sophisticated yet cosy setting. Features include:

- ✓ A striking Victorian fireplace, complete with an inset cast iron grate and a beautifully crafted wooden ornamental surround, serving as the heart of the room.
 - ✓ Picture rails and intricate coving, adding to the period charm.
 - ✓ A wood-effect laminate floor, enhancing warmth and character.
 - ✓ A sash bay window, allowing light to pour in while offering a lovely street-facing view.
 - ✓ A double-panel radiator with an individual thermostat for tailored comfort.
- A stained glass leaded door leads from the living room into:

- **Dining Hall – A Versatile & Elegant Space**

- ✓ Ample room for a dining table, making it ideal for entertaining or intimate family meals.
 - ✓ Laminate flooring, complementing the home's warm tones.
- ✓ A double-panel radiator with an individual thermostat, ensuring a comfortable setting.
 - ✓ Picture rails and ceiling coving, in keeping with the home's character.
 - Doors lead to both bedrooms.

Bedrooms & Bathrooms

Bedroom One – A Refined & Peaceful Retreat

A spacious and light-filled bedroom, exuding classic Victorian charm, featuring:

- ✓ A grand Victorian-style fireplace, complete with an inset cast iron grate, a tiled surround, and a stunning marble mantel.
 - ✓ A sash bay window, bathing the room in natural light.
 - ✓ A double-panel radiator with an individual thermostat for comfort.
- ✓ Picture rails and ceiling coving, preserving the home's period elegance.
 - An archway leads to:

- **En-Suite Shower Room – A Touch of Luxury**

This stylish, well-appointed en-suite offers:

- ✓ A spacious built-in shower cubicle with a multi-functional shower, fully tiled with a curved glass screen and drying area.
 - ✓ A wall-mounted wash basin, with a tiled splashback for practicality.
 - ✓ A close-coupled WC with a modern flush system.
 - ✓ A heated towel rail, providing warmth and luxury.
- ✓ Tiled flooring and inset ceiling spotlights, completing the contemporary design.
 - ✓ An obscure sash window, ensuring both light and privacy.
- ✓ Obscure glass bricks through to the hallway, adding an artistic touch while maximizing light flow.

- **Bedroom Two – Character & Comfort Combined**

A charming second bedroom, featuring:

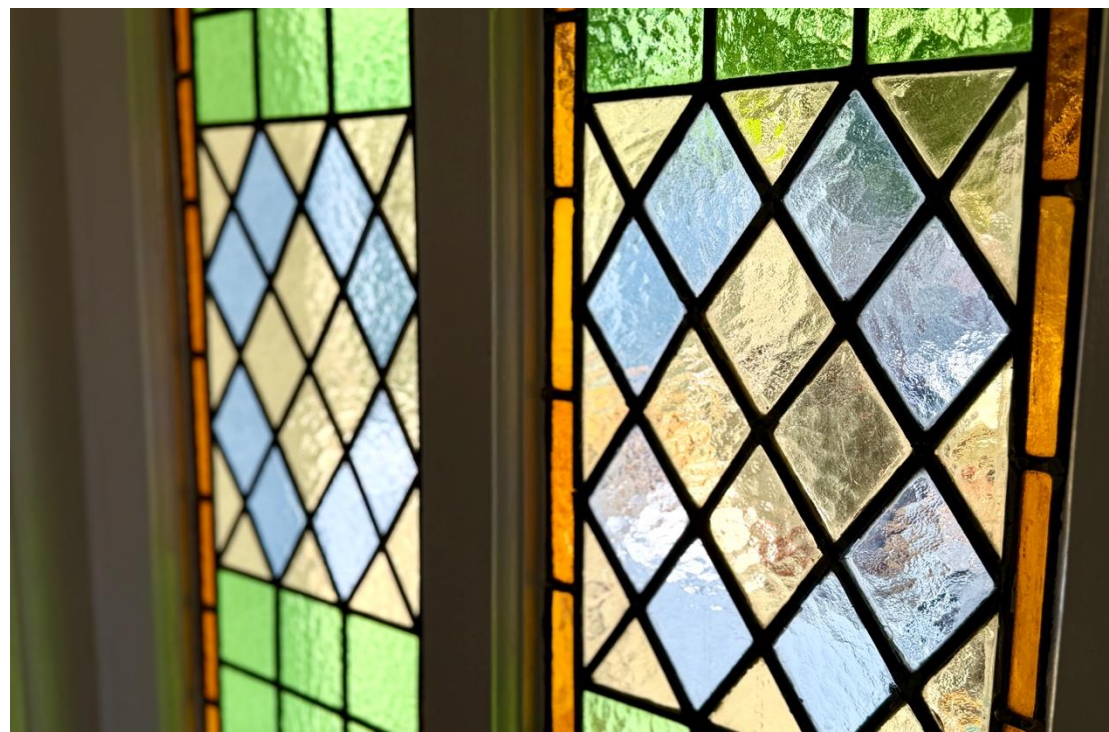
- ✓ A stunning inset Victorian fireplace, with a cast iron grate and an elegant wooden surround.
 - ✓ A sash window overlooking the rear elevation, offering peaceful garden views.
 - ✓ A double-panel radiator, ensuring a cosy atmosphere.
 - ✓ Picture rails, enhancing the classic interior design.

- **Family Bathroom – Modern Elegance**

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A contemporary white three-piece suite, designed for relaxation and functionality:

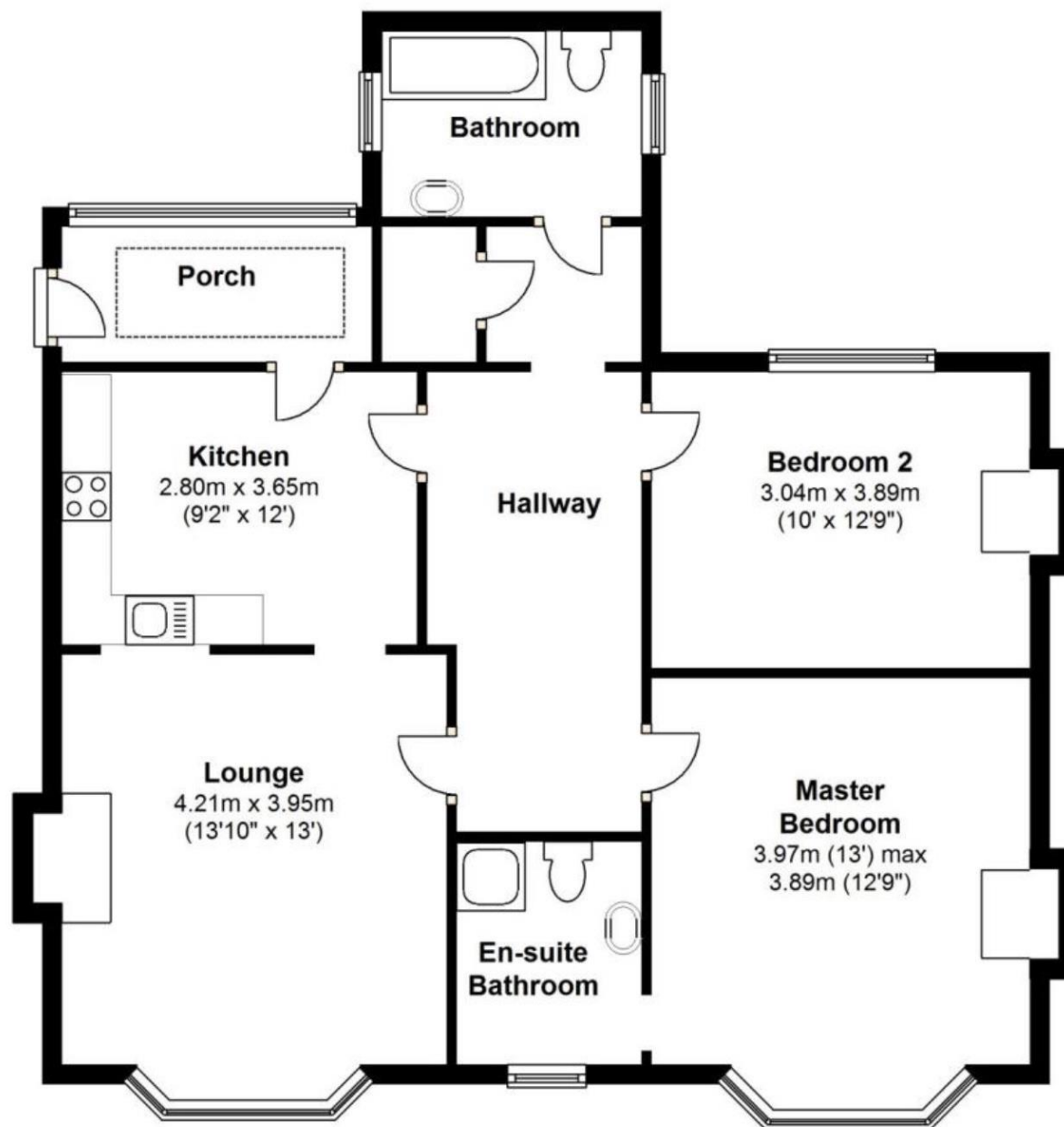
- ✓ A curved panelled bath, with a fitted shower screen for versatile use.
- ✓ A pedestal wash hand basin, with a tiled splashback for ease of maintenance.
 - ✓ A close-coupled WC, complementing the suite's modern aesthetic.
 - ✓ A heated towel rail and tiled flooring, adding warmth and luxury.
 - ✓ Inset ceiling spotlights, creating a bright and airy feel.
- ✓ Obscure sash windows, allowing natural light while maintaining privacy.





Ground Floor

Approx. 83.0 sq. metres (893.5 sq. feet)



Total area: approx. 83.0 sq. metres (893.5 sq. feet)



Outside & Additional Information

Additional Features & Outdoor Spaces

- ✓ Rear Dining Hall – Steps lead down to a storage cupboard, housing the boiler for domestic hot water and gas-fired central heating.
- ✓ Allocated Parking Space – A private driveway leads to a designated parking area.

A Secret Garden Oasis

Beyond the home’s charming exterior lies a hidden retreat—a beautifully maintained secret garden, offering:

- ✓ A brick-built garden shed, ideal for storage or potential workspace.
- ✓ A lush lawn, bordered by a vibrant array of mature shrubs and seasonal flowers.
- ✓ A raised wooden deck area, perfect for alfresco dining or enjoying a morning coffee.
- ✓ A paved patio, creating a tranquil suntrap for relaxation.

Enclosed by a wooden gate, this serene outdoor haven provides an idyllic escape from daily life.

COUNCIL TAX BAND: B

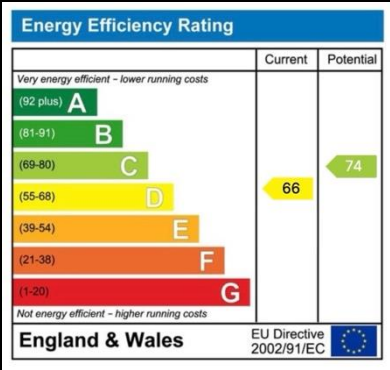
For more information on this house or to arrange a viewing please call the office on:

TENURE: LEASEHOLD

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Alternatively, you can scan below to view all of the details of this property online.



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