

SIMPLY GREEN

Woodleigh Road

Newton Abbot





## THREE BEDROOM TERRACED HOUSE

- ◆TERRACED HOUSE
- ◆THREE BEDROOMS
- ◆GARDEN ROOM WITH OFFICE AND GYM
- ◆STUNNING BATHROOM SUITE
- ◆GARAGE IN A BLOCK
- ◆SOUGHT AFTER AREA
- ◆WELL PRESENTED THROUGHOUT
- ◆KITCHEN DINING ROOM
- ◆SPACIOUS LOUNGE
- ◆TENURE - FREEHOLD

Tucked away in a popular residential area, this beautifully presented three-bedroom mid-terraced home offers spacious living inside and out. With a modern interior, stylish bathroom suite, well-maintained gardens, and a fantastic timber outbuilding featuring two versatile office spaces, this property is perfect for families, professionals, or anyone looking for that ideal work-from-home setup. A garage in a nearby block adds even more convenience to this excellent package.





## Accommodation

Set back from the road, this thoughtfully designed three-bedroom mid-terraced home offers spacious accommodation and a blend of modern style and practical living. From the moment you arrive, the well-kept front garden with a patio pathway, gravel beds, and mature shrubs creates a warm and inviting first impression.

Step through the UPVC double-glazed front door into a handy entrance porch, complete with spotlights, shelving, and storage – the perfect place to tuck away coats and shoes. A second door leads into a welcoming lounge, stylishly finished with feature panelled walls, chrome sockets and dimmer switches, and spotlights to the ceiling. A large window brings in natural light, creating a bright, comfortable space for relaxing.

From the lounge, a door opens into the kitchen/dining room, fitted with modern units and offering a great social space for cooking, dining, and entertaining. With level access to the rear garden through a UPVC double-glazed door, this area is perfect for indoor-outdoor living.





Upstairs, the first floor comprises two generously sized double bedrooms and a third single bedroom, all finished with central heating radiators, double-glazed windows, and tasteful decor. The showstopper is the contemporary family bathroom – featuring a sleek white suite with a panelled bath, matte black mixer tap and rainfall-style mains shower, black chrome heated towel rail, a vanity unit with hidden cistern WC, and a ceramic wash basin under an LED-lit mirror. Beautiful tiled flooring and black ceiling spotlights complete this luxurious space.



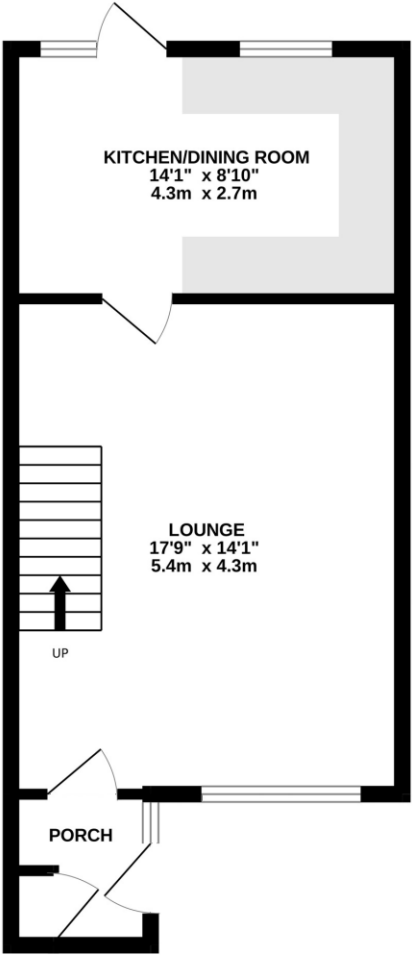
The rear garden has been designed for low-maintenance enjoyment, offering a block-paved courtyard with outdoor lighting, an outside tap, and stone-chipped borders. At the rear, the standout feature is the timber-built, fully insulated outbuilding – cleverly divided into two office spaces. Each room benefits from UPVC double-glazed windows, electric heating, lighting, and plentiful power points, making them ideal for home offices, a gym, hobby rooms, or a creative studio. There is also further external storage tucked behind the outbuilding.



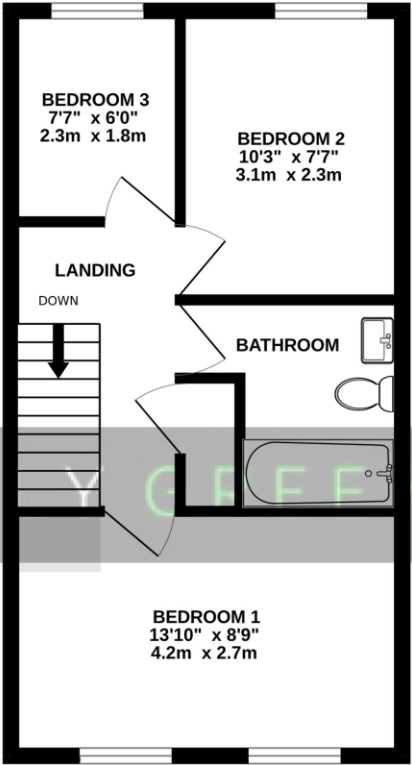
Completing the offering is a garage in a nearby block, providing secure additional storage or parking.

# FLOORPLAN

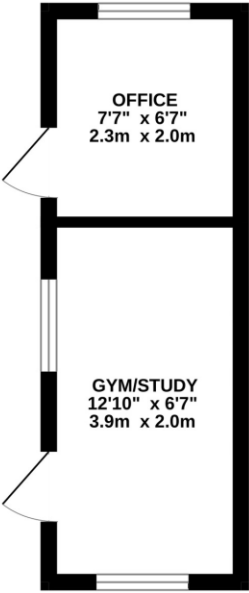
GROUND FLOOR



1ST FLOOR



2ND 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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