

SIMPLY GREEN

Bushell Road
TQ12 1SP



3 BEDROOM SEMI-DETACHED

- ◆ Modernised Throughout
- ◆ New Roof in 2023
- ◆ Brand New Kitchen In 2023
- ◆ All Newly Installed Appliances
- ◆ Newly Fitted Modernised Bathroom
- ◆ New Resin Driveway
- ◆ New Windows & Door Throughout
- ◆ 3 Bedroom
- ◆ Semi-Detached
- ◆ Well Proportioned Landscaped Rear Garden

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This beautifully refurbished three-bedroom semi-detached residence is ideally situated in the heart of Newton Abbot. The current owners have undertaken an extensive programme of improvements, including a brand new roof, an elegant resin driveway, and the installation of a contemporary, high-specification kitchen and bathroom. Blending modern finishes with thoughtful attention to detail, this exceptional home offers a turnkey opportunity in a sought-after location—one not to be missed.



Accommodation

Upon entering the property, you are welcomed into a spacious and inviting entrance hall. To the right lies the lounge - well-proportioned room that serves as the heart of the home. With its modern styling and tasteful finishes. Continuing through to the kitchen and dining area, you'll discover a beautifully designed, contemporary space. Striking navy cabinetry is enhanced by luxurious gold hardware, while pristine white worktops add a bright, airy ambiance. Twin generously sized windows flood the room with natural light, creating a warm and welcoming atmosphere. This thoughtfully appointed kitchen features a suite of high-quality integrated appliances, including an eye-level oven, washer, dryer, dishwasher, and more—perfectly blending practicality with style. Ideal for both everyday family life and entertaining, the space is as functional as it is impressive. Just off the kitchen, you'll find a convenient pantry cupboard and a well-presented downstairs W/C, further enhancing the home's exceptional layout.



First Floor Accommodation

As you ascend the staircase, you are welcomed by three generously proportioned bedrooms, each offering its own unique charm. The principal bedroom is a spacious, with picturesque views overlooking the beautifully maintained garden. The second bedroom also offers ample space, making it an ideal setting for guests or family members. The third bedroom is bright and airy, filled with natural light, and perfect for use as a tranquil study or restful sleeping area. Completing the upper level is a recently modernised shower room, finished to a high specification. It features elegant slate-style tiles and contemporary white gloss fittings, including a sleek sink bowl and a modern WC, creating a polished space.



External Features

To the front of the property, you are welcomed by ample off-street parking, set on a recently resurfaced resin-style driveway that offers both elegance and practicality. The driveway also provides convenient side access to the rear garden. Stepping into the rear garden, you'll find a beautifully landscaped outdoor haven—perfectly designed for both relaxation and entertaining. The lawn is bordered by flower beds, adding vibrant colour and charm to the space. A large shed, thoughtfully positioned on a gravel base, offers excellent storage or potential for a workshop. Completing the garden is a stylish patio area, finished with sleek grey slate flooring—an ideal spot for al fresco dining or enjoying quiet summer evenings.

Additional notes

The property has undergone extensive restoration and upgrades in recent years. Key improvements include:

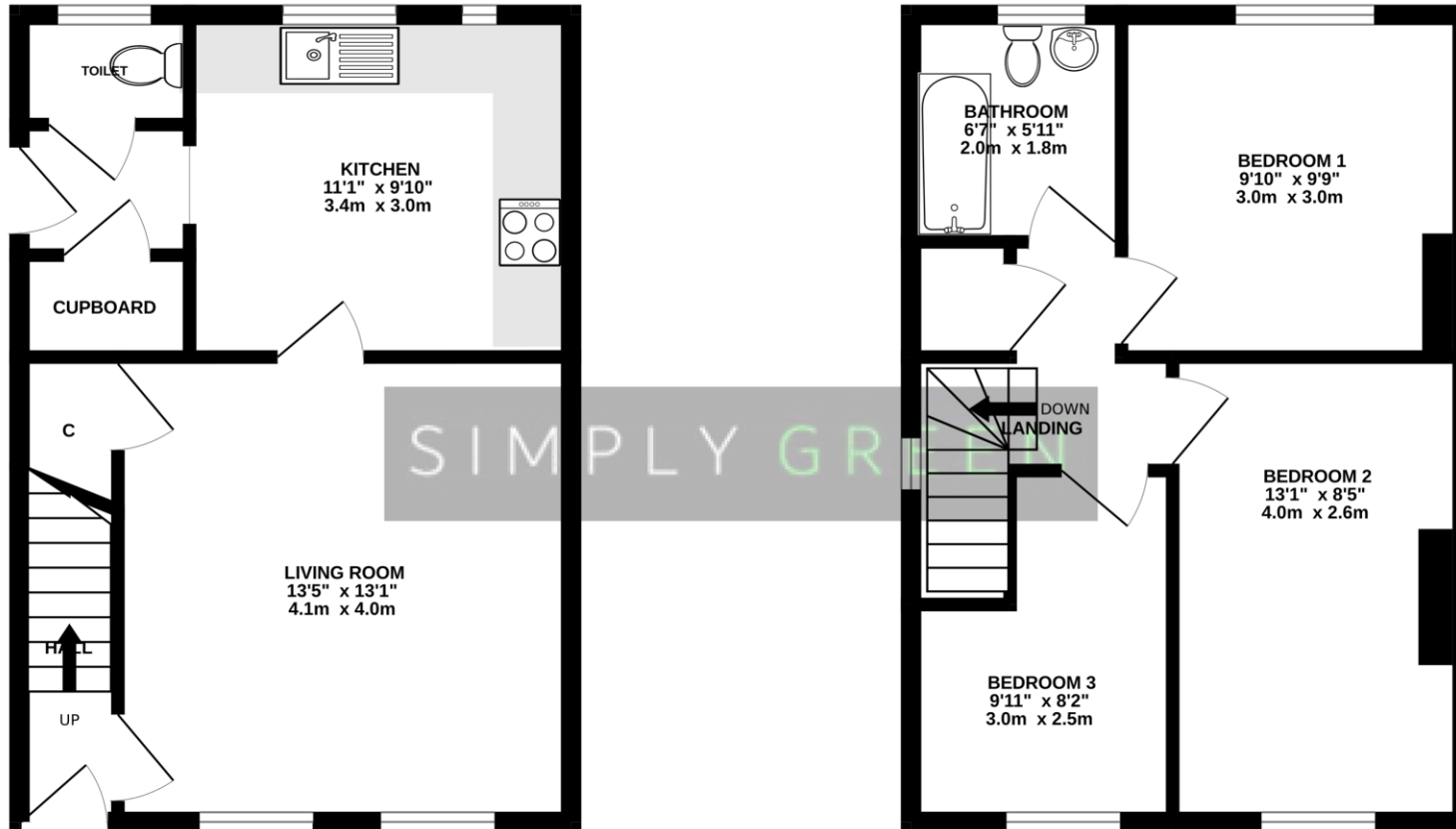
- New consumer unit installed (2024)
- New carpets fitted in the landing and hall areas
- Contemporary kitchen renovation completed in 2024, featuring built-in appliances and a boiling water tap
- New roof, fascia's, and guttering installed in 2023, accompanied by a 10-year guarantee
- All windows and external doors replaced with new units in 2023
- Modern bathroom installation completed in 2023
- External electrical fittings and surrounding perimeter fencing installed in 2024



FLOORPLAN

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 748sq.ft. (69.5 sq.m.) approx.

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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