



SIMPLY GREEN

2, The Pinches  
TQ12 2HP



## 3 BEDROOM SEMI DETACHED

- ◆ No Chain
- ◆ 3 Bedrooms
- ◆ Semi-Detached
- ◆ Parking Space
- ◆ Modern Kitchen w/ Breakfast Bar
- ◆ Integrated Appliances
- ◆ Open Plan Living Space
- ◆ Rear Garden w/ Decking Space
- ◆ Close Proximity To Town Centre
- ◆ Principle En-Suite

Nestled in the heart of Newton Abbot, just a short stroll from the vibrant Queen Street, this semi-detached residence offers modern living and timeless charm. The ground floor boasts a well designed open-plan layout, flooded with natural light and featuring a contemporary kitchen that seamlessly connects with the spacious living and dining area—perfect for both everyday comfort and stylish entertaining. Upstairs, the home comprises three generously sized bedrooms, including a principal suite complete with a private en-suite. To the rear of the property, private parking ensures effortless convenience, with direct access into the garden and kitchen—ideal for unloading shopping with ease. The well-appointed garden offers a delightful outdoor retreat, with a combination of lawn and decking areas, perfect for al fresco dining or relaxing in the sunshine.



## Accommodation

Upon entering the property, you are immediately greeted by a bright living area that sets the tone for the rest of this beautifully appointed home. The open-plan ground floor flows seamlessly into the contemporary kitchen—designed with both style and functionality in mind. The kitchen features sleek, high-gloss white cabinetry paired with striking black squared worktops, creating a bold and modern aesthetic. At its heart lies an impressive island, offering expansive workspace for culinary pursuits and serving as a focal point. Integrated into the island is a wine cooler. A generous breakfast bar completes the kitchen, offering the perfect setting for casual dining or effortless entertaining. This entire space is bathed in natural light, thanks to expansive sliding doors and a large window that frame views of the garden and invite the outdoors in.



## First floor accommodation

Ascending to the first floor, you are welcomed by a bright and airy landing that enhances the sense of space throughout the upper level. The main family bathroom is beautifully appointed, featuring white tiling enhanced by striking black accents for a sleek, contemporary finish. This space includes a ceramic WC, wash basin, and a full-sized bathtub with overhead shower. The principal bedroom is a true sanctuary, offering generous proportions and elevated by thoughtful, modern touches such as a motion-sensor lighting switch. This impressive room also boasts a private en-suite, complete with a sleek shower, WC, and wash basin, all finished to a high standard. The second bedroom is equally well-sized and benefits from a built-in double wardrobe, providing ample storage while maintaining a clean and uncluttered aesthetic. The third bedroom presents a versatile space, ideal as a guest room, children's bedroom, or a stylish home office.





## External Features

Externally, the property showcases an elegantly understated, neutrally painted façade. To the rear, the garden features a decking area seamlessly extending from the patio doors. The grass space is well proportioned and has a path leading to the rear gate.

## Location

Nestled in the heart of Newton Abbot, this property enjoys an enviable location, offering effortless access to a wealth of local amenities, including esteemed shops, schools, and other essential services.

## Services

Main Gas, Mains Electric, Mains Water, Mains drainage.

## Local Authority

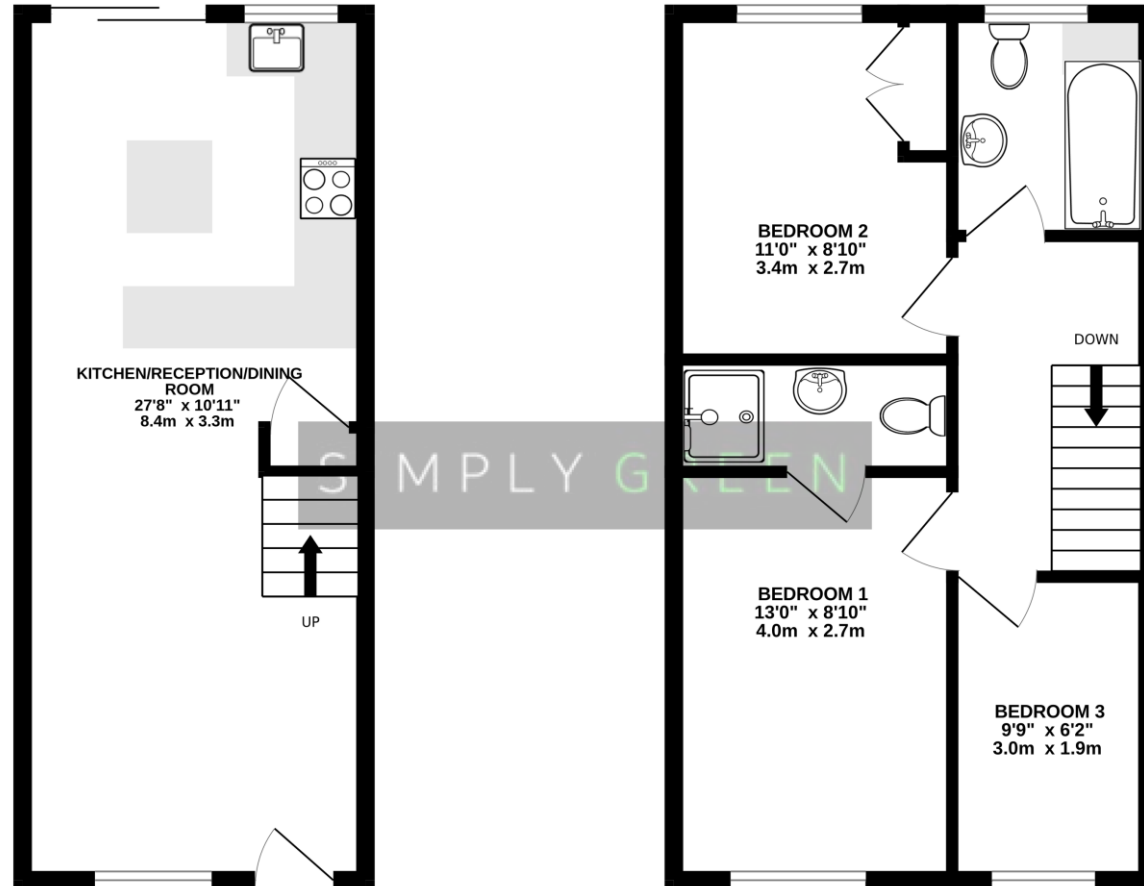
Teignbridge District Council



# FLOORPLAN

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 733sq.ft. (68.1 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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house or to arrange a viewing  
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