

SIMPLY GREEN

11 Bushell Road  
TQ12 1SP





## 3 BEDROOM SEMI DETACHED

- ◆ Semi-Detached
- ◆ 3 Bedrooms
- ◆ Modernised Shower Room
- ◆ Large Patio Spaces
- ◆ Driveway
- ◆ Conservatory
- ◆ Light & Airy
- ◆ Quiet Location
- ◆ Well Proportioned Rooms
- ◆ Close To Local Amenities

Nestled in the heart of Newton Abbot, this three-bedroom semi-detached residence offers space, and convenience. Ideally situated within close proximity to a wealth of local amenities including esteemed schools and a variety of shops, the property enjoys a highly sought-after location. Boasting generously proportioned interiors throughout, this home features a spacious garden ideal for outdoor entertaining, a conservatory that invites an abundance of natural light, a convenient downstairs W/C, and ample driveway parking. An outstanding opportunity to acquire a family home in the market town of Newton Abbot.





## Accommodation

Upon entering the property, you are welcomed into a spacious and inviting entrance hall that sets the tone for the rest of the home. Leading into the lounge, you'll find a generously sized and well-presented living area, where a gas fireplace with mantle serves as the focal point, creating a warm and cosy ambiance. Expansive UPVC windows flood the room with natural light, enhancing the sense of space and comfort. Continuing through to the kitchen, this sociable hub of the home features Light Steel Blue cabinetry offering ample storage. A breakfast bar provides a relaxed setting for informal dining or entertaining. Adjacent to the kitchen is a conveniently located downstairs W/C, along with a practical storage cupboard. To the rear, the property opens into a bright and spacious conservatory—an ideal additional living area or a charming dining space, perfectly suited for year-round enjoyment.



## First Floor Accommodation

Ascending to the upper floor, you are met with three generously proportioned bedrooms and a contemporary shower room. The principal bedroom offers a spacious living space, complete with built-in wardrobes that provide sufficient storage. The second bedroom is bright and airy, while the third bedroom presents an ideal space for accommodating guests or family with ease and comfort. The main shower room has been modernised, featuring a corner shower, a sleek wash basin, and a W/C. The space is tastefully finished with grey tiling.





## External Features

The front garden is enclosed by maintained hedging, offering a sense of privacy from the roadside. A private driveway provides convenient off-road parking, while an under-roof storage area offers practical space for outdoor belongings, keeping the exterior neat and functional. To the rear, the garden has been thoughtfully landscaped to maximise both aesthetics and usability. A charming rock gravel area is bordered by greenery. Two distinct patio areas provide versatile outdoor living spaces—one ideal for entertaining and social gatherings, the other perfectly suited for pets or family recreation.

## Location

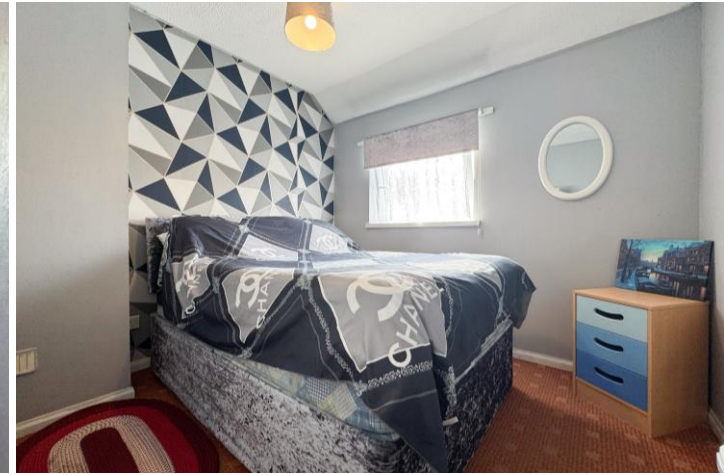
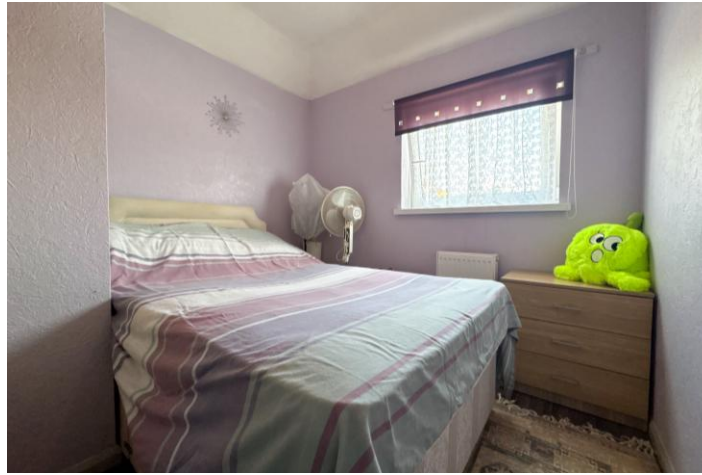
Nestled in the heart of Newton Abbot, this property enjoys an enviable location, offering a flat and effortless access to a wealth of local amenities, including esteemed shops, schools, and other essential services.

## Services

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

## Local Authority

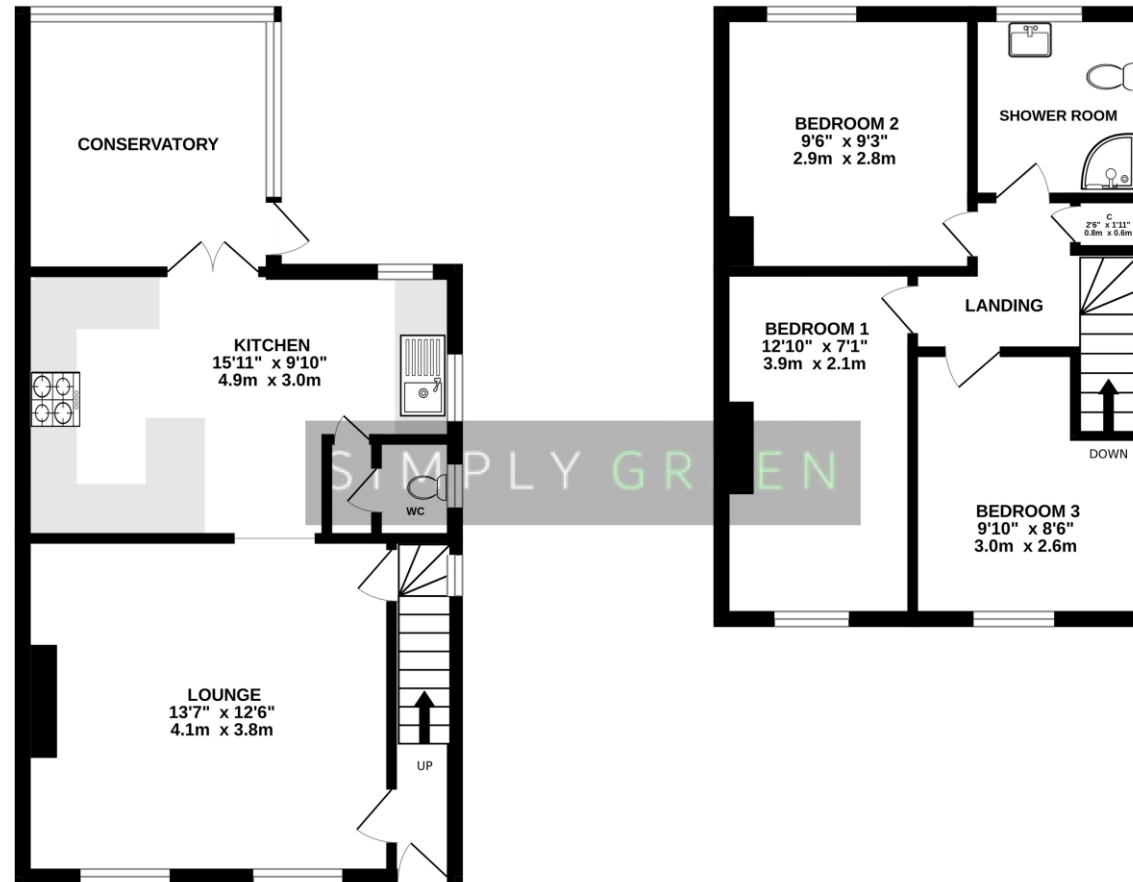
Teignbridge District Council



# FLOORPLAN

GROUND FLOOR

1ST FLOOR



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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