



SIMPLY GREEN

Pomeroy Road  
TQ12 1LQ



## 2 BEDROOM TERRACE

- ◆ Level Position
- ◆ UPVC Double Glazing
- ◆ Feature Log Burner
- ◆ Light & Airy
- ◆ Close To Local Amenities
- ◆ Modernised Throughout
- ◆ New Bathroom
- ◆ Courtyard Area
- ◆ Utility Space
- ◆ Gas Central Heating

Situated on Pomeroy Road, this well-presented two-bedroom terraced home offers comfortable living within level walking distance of the town centre. The property boasts generously proportioned living areas, including a bright and inviting lounge and a contemporary kitchen/dining room that has been thoughtfully modernised to a high standard. To the rear, a versatile utility/conservatory area provides additional practical space, ideal for laundry or storage needs. Upstairs, there are two spacious bedrooms, both offering ample natural light, along with a recently installed, modern bathroom featuring quality fittings and finishes. Externally, the property benefits from a private courtyard with convenient rear access, perfect for low-maintenance outdoor living.





## Accommodation

Upon entering the property, you are welcomed into a hallway that leads seamlessly into the main living area. The lounge is a generously sized, light-filled space featuring a striking log burner that serves as an attractive focal point, adding both character and warmth to the room. The modern kitchen/diner is thoughtfully laid out, with the cooking area positioned to the right and a dedicated dining space to the left, creating a functional and sociable environment ideal for everyday living and entertaining. To the rear of the property, a practical utility area provides designated space for a washing machine and tumble dryer, as well as housing the boiler, making it a convenient and efficient addition to the home.



## First Floor Accommodation

Ascending to the first floor, you will find all principal rooms thoughtfully arranged for comfort and convenience. The recently renovated bathroom is finished to a high standard and comprises a stylish suite including a bath with overhead shower, wash basin, and WC. The principal bedroom, located at the front of the property, is a spacious and serene retreat, filled with natural light and enhanced by a built-in wardrobe that provides practical storage. The second bedroom is also generously proportioned and features a charming cast iron fireplace, adding a touch of period character to this inviting space.





### External Features

Externally, the property features a timeless and understated stone façade that adds to its classic charm. To the rear, a private courtyard offers a low-maintenance outdoor space, complete with convenient access to the rear service lane.

### 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

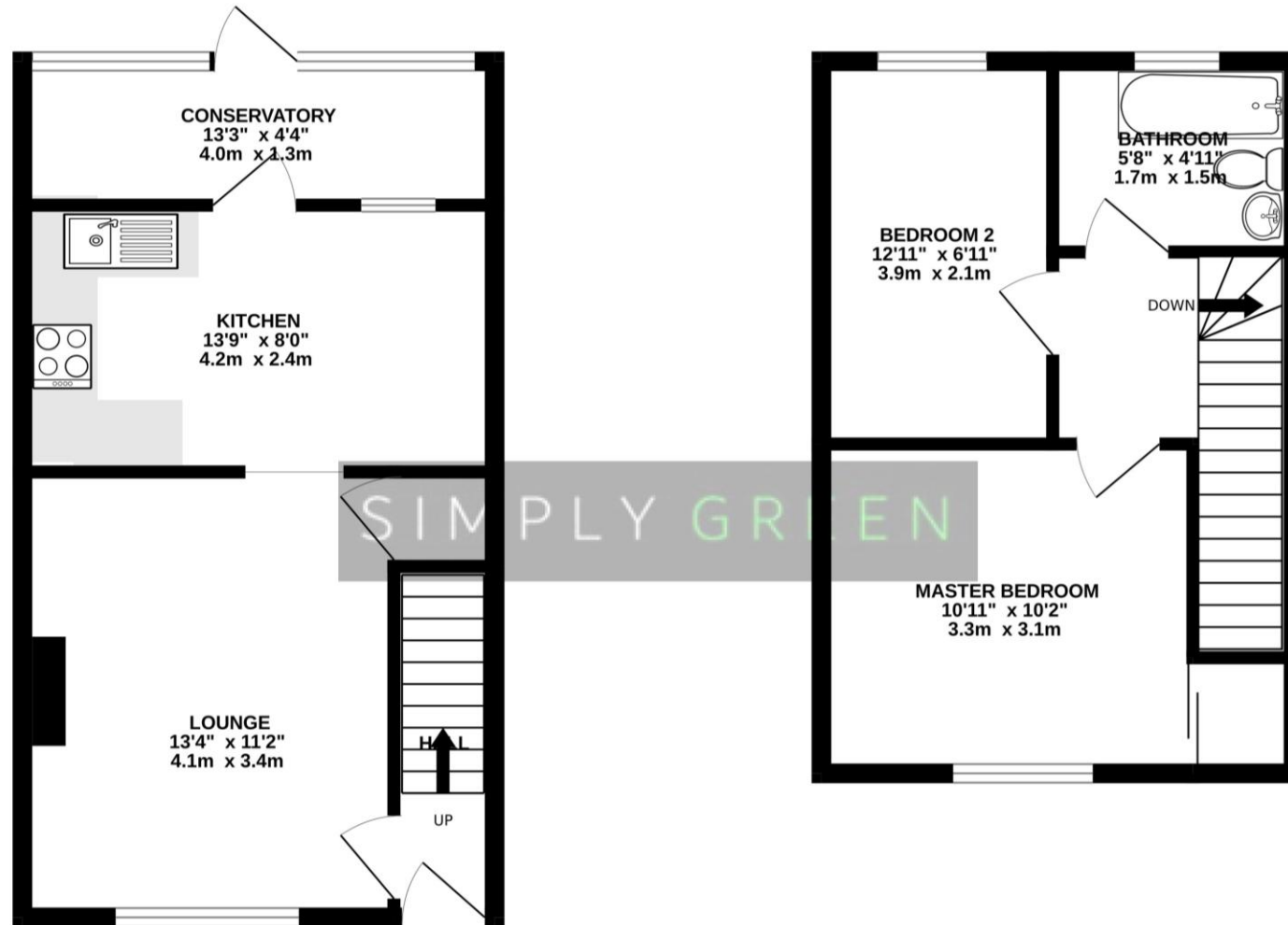
Main Gas, Mains Electric, Mains Water, Mains drainage.

### Local Authority

Teignbridge District Council



# FLOORPLAN





AT SIMPLY **GREEN**  
WE WILL GIVE YOU TWO FREE  
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,  
PERFECT IF YOU ARE WORKING  
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR  
IF YOU'D PREFER TO MEET  
FACE TO FACE**



**WE WILL ALSO ARRANGE A  
QUOTE FOR A SURVEY ON  
YOUR ONWARD PURCHASE.  
GIVING YOU PEACE OF MIND TO  
MOVE FORWARD WITH NO  
UNEXPECTED SURPRISES!**

## CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL  
REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL  
REALLY THE BEST ONE  
AVAILABLE?**

THIS FREE SERVICE COULD  
SAVE YOU MONEY,  
ON WHAT IS MOST LIKELY  
YOUR BIGGEST  
SPEND!



**AND AS FOR THE FINAL STEP,  
WE CAN HELP THERE TOO.**

LET US ARRANGE  
A QUOTE FOR  
REMOVALS FROM A  
LOCAL COMPANY

**EPC: D**

**COUNCIL TAX BAND: B**

**TENURE: FREEHOLD**

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

01626 798440

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



88 Queen Street  
Newton Abbot  
Devon  
TQ12 2ET