

SIMPLY GREEN

Netley Road

Newton Abbot





## THREE BEDROOM MID TERRACED HOUSE

- ◆NO ONWARD CHAIN
- ◆MID TERRACE HOME
- ◆WELL MAINTAINED GARDENS
- ◆IN NEED OF MODERNISATION
- ◆KITCHEN WITH INTEGRATED APPLIANCES
- ◆OFF ROAD PARKING TO THE REAR
- ◆SPACIOUS LOUNGE AND DINING ROOM
- ◆SPACIOUS BATHROOM SUITE
- ◆TWO DOUBLE BEDROOMS AND A SINGLE/STUDY

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This mid terraced home offers a fantastic opportunity for first-time buyers, with well-proportioned accommodation, a generous garden, and off-road parking. Benefitting from a separate lounge & dining room, a kitchen suite with integrated appliances and a sun room leading into the garden, with three bedrooms and a family bathroom to the first floor. While the property has seen various improvements—including double glazing and a boiler installed around 2010—it offers further scope for modernisation, making it ideal for those looking to add their own touch. With no onward chain, viewing is highly recommended.





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A uPVC door with obscured glazed panel opens into an entrance porch, which leads through a further internal door into the hallway, with stairs rising to the first floor and doors to all principal rooms. To the front of the property is a comfortable lounge, complete with a uPVC double-glazed window, central heating radiator, coved ceiling, and a range of power and media points. Either side of the chimney breast, there is fitted storage for added convenience.

The separate dining room enjoys a pleasant outlook to the rear via a uPVC double-glazed window and also benefits from a central heating radiator, media points, under stair storage, and further built-in cupboards flanking the chimney breast.

A sliding door opens into the kitchen, which is fitted with a modern range of matching wall and base units, rolled-edge work surfaces and tiled splashbacks. Integrated appliances include an oven and grill, gas hob with extractor hood, fridge freezer, and dishwasher. There's an inset sink and a half with mixer tap beneath a side-aspect double-glazed window, and an additional under stair storage cupboard. A further uPVC door with obscured panel leads into a bright sunroom with wraparound double glazing and access to the rear garden.





Upstairs, a split-level landing provides access to all rooms and the loft, with an airing cupboard housing a wall-mounted boiler.

The main bedroom lies to the front and features uPVC double-glazed windows, a central heating radiator, coved ceiling, wall light, dressing area, and a comprehensive range of fitted furniture including sliding wardrobes with hanging and shelving storage. Bedroom two sits to the rear with further built-in wardrobes and drawer storage, power and media points, a radiator and coved ceiling. Bedroom three is positioned to the side, also with a uPVC double-glazed window, radiator, coved ceiling, wall light, and fitted furniture including bed base, drawers, and shelving.

The bathroom is fitted with a modern white suite comprising a low-level WC, pedestal wash basin with mirror and storage above, and a panelled bath with electric shower and glass screen. There's a chrome towel rail, tiled walls to half height, vinyl floor tiles and an obscured uPVC window to the rear.

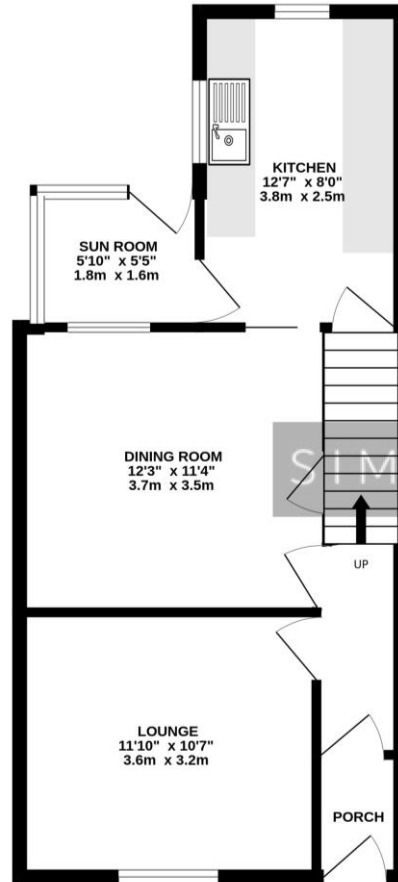
Outside, the front garden is planted with a range of mature shrubs and bushes and provides level access to the front door.

To the rear, the well-maintained garden features further planting, raised beds, a level lawn, greenhouse, timber shed, and bin storage. The property also benefits from a parking area accessed from the rear.



# FLOORPLAN

GROUND FLOOR



1ST FLOOR





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PERFECT IF YOU ARE WORKING  
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR  
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**COUNCIL TAX BAND: B**

**TENURE: FREEHOLD**

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house or to arrange a viewing  
please call the office on:

01626 798440

Alternatively, you can scan  
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of this property online.



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