

SIMPLY GREEN

Barton Drive  
TQ12 1PD





## 5 BEDROOM SEMI-DETACHED

- ◆ 5 Well Proportioned Bedrooms
- ◆ Modern Throughout
- ◆ Utility Space
- ◆ Parking
- ◆ Maintained Front & Rear Garden
- ◆ Downstairs Bathroom
- ◆ Sought-After Location
- ◆ Perfect Family Home
- ◆ Bedroom Suite w/ Private Outdoor Space
- ◆ Close To Local Amenities

This generously proportioned five-bedroom residence is situated in a highly sought-after location, offering spacious accommodation suited for modern family living. The ground floor features a welcoming lounge, complemented by a contemporary kitchen and an adjoining utility area for added convenience. A standout feature of the home is the private ground-floor bedroom suite, complete with its own bathroom and direct access to a secluded patio—ideal for guests, multigenerational living, or as a luxurious retreat. Upstairs, the property offers four spacious and light-filled bedrooms, all thoughtfully arranged around a well-appointed family bathroom, designed for ease of access and everyday functionality. Externally, the home is framed by well-maintained gardens to both the front and rear, offering attractive outdoor spaces for relaxation and recreation. Off-road parking is also available, further enhancing the practicality of this exceptional family home.





## Ground Floor Accommodation

Upon entering the property, you are welcomed by a generously sized porch—ideal for storing coats, shoes, and other outdoor belongings. Stepping into the main hallway, you are greeted by a well-planned layout, featuring a staircase leading to the upper level and access to the principal reception areas. The lounge offers a spacious and inviting atmosphere, filled with natural light and designed for comfort, making it an ideal space for relaxing or entertaining. To the rear of the property, the modern kitchen/dining space is both functional and stylish, fitted with crisp white cabinetry and sleek black roll-top work surfaces. An adjacent utility room provides additional space for laundry and storage, enhancing everyday practicality. Also located on the ground floor is a contemporary family bathroom, complete with a full-sized bath, pedestal wash basin, and ceramic WC—all finished to a high standard. A notable feature of the home is the private bedroom suite, offering a generous space with a large built-in wardrobe. This suite enjoys direct access to the bathroom and opens out onto a secluded patio area—creating a peaceful and private retreat, ideal for guests, multigenerational living, or a principal ground-floor bedroom.

## First floor Accommodation

Ascending to the first floor, you are greeted by a generously proportioned and modernised shower room, featuring a corner shower unit, ceramic WC, and a pedestal wash basin—designed with both style and functionality in mind. The principal bedroom is a spacious, boasting two feature windows that allow an abundance of natural light to pour in. There is ample space for wardrobes and bedroom furniture, making it both practical and comfortable. Bedroom two is equally impressive, offering a well-sized layout complete with a built-in wardrobe. Bedroom three, positioned at the rear of the property, enjoys views over the garden and provides a quiet, peaceful space. Bedroom four, ideal for guests or a growing family, is also generously sized and benefits from excellent natural light. Each bedroom within the property offers considerable space and flexibility, allowing for versatile use—whether as additional master suites, home offices, or children's rooms—making this an ideal home for modern family living.





## External Feature

The front of the property features a generously sized garden, thoughtfully designed with a paved patio area—ideal for outdoor entertaining and social gatherings. An additional concreted section provides flexible space, suitable for a variety of uses.

To the rear, the property enjoys a well-proportioned, landscaped garden that offers a blend of functionality and charm. A second patio area provides the perfect spot for alfresco dining or relaxing in the sun, while a practical storage shed adds valuable outdoor storage. A rear gate offers convenient access to a footpath, which leads directly to the property's allocated parking space—enhancing both accessibility and ease of living.

The property is accompanied by an allocated parking space, conveniently accessible via the side gate.

## Location

The property enjoys a prime location close to a wealth of amenities, including a recently developed family-friendly park, scenic nature walks, local shops, and well-regarded schools. Additionally, the vibrant town centre is just a short distance away, providing convenient access to a broad range of services and attractions.

## Services

Mains Electricity  
Mains Gas  
Mains Water  
Mains Drainage

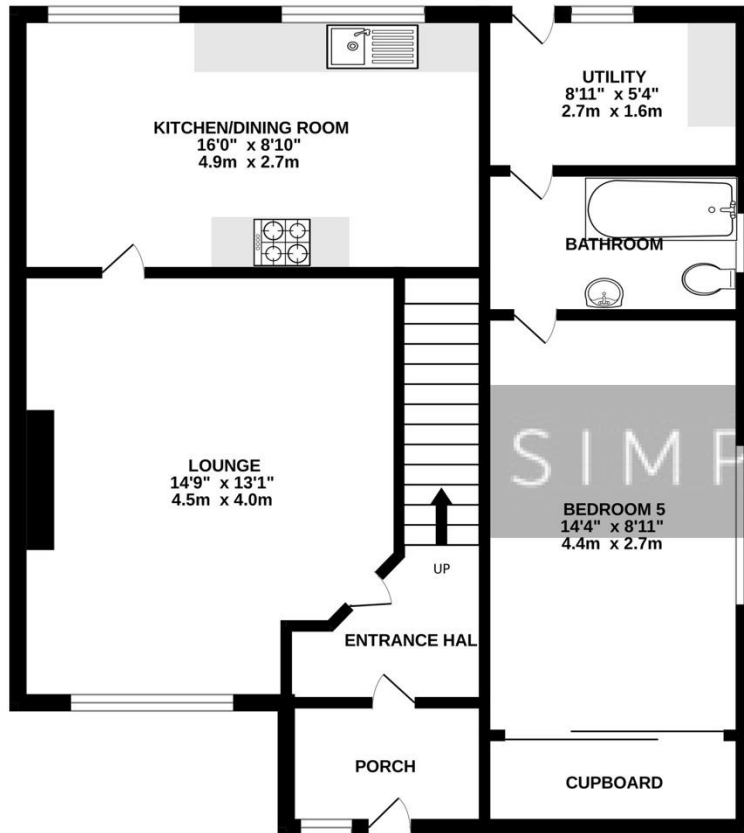
## Local Authority

Teignbridge District Council

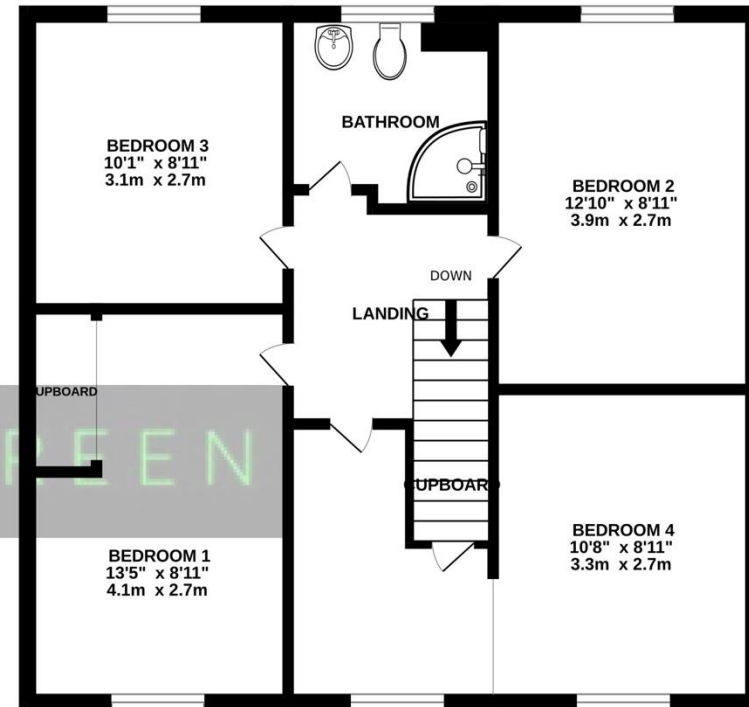


# FLOORPLAN

GROUND FLOOR



1ST FLOOR





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: TBC**

**COUNCIL TAX BAND: C**

**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.



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