

SIMPLY GREEN

**King Street, Newton Abbot, TQ12 2LG**  
Newton Abbot

Guide Price  
**£200,000**



**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

- No Chain!
- Separate Utility
- Enclosed Courtyard
- Well Proportioned Rooms
- Close To Local Amenities
- Modernised Throughout
- Perfect FTB Home
- Period Features Throughout
- Family Bathroom
- Semi-Detached

**Property Type:** Semi Detached House

**Council Tax Band:** C

**Tenure:** Freehold

### Services

Main Gas  
Mains Electric  
Mains Water  
Mains drainage.

### Local Authority

Teignbridge District Council

A well balanced three-bedroom semi-detached residence situated on the sought-after King Street in Newton Abbot. Offering spacious and contemporary living throughout, this property boasts stylish interiors, quality finishes, and a private, low-maintenance courtyard. Ideally suited for families or professionals seeking a well-connected home within easy reach of the town centre and mainline train station.







### **Ground Floor Accommodation**

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor features a generously proportioned open-plan living and dining area, enhanced by a charming bay window and an elegant feature fireplace—an ideal setting for both day-to-day living and entertaining. The modern kitchen is thoughtfully designed with sleek white gloss cabinetry, contrasting black roll-top worktops, and a large window above the sink that floods the space with natural light. A door leads through to a practical utility room, which offers additional storage and access to the private rear courtyard.

### **First Floor Accommodation**

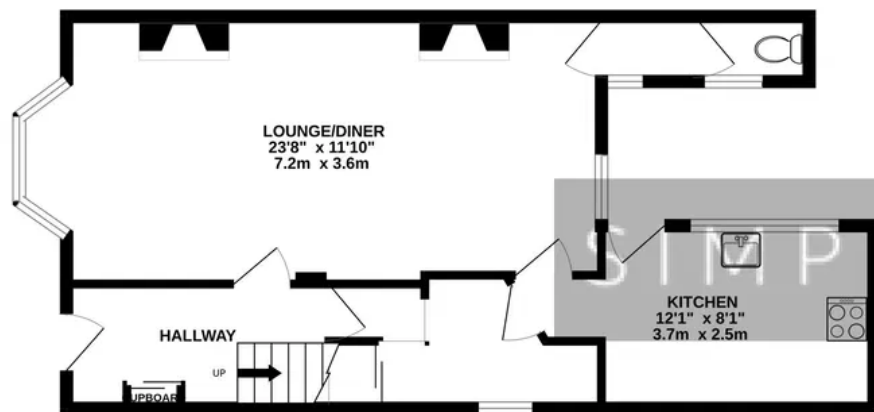
The first floor comprises three well-sized bedrooms, including two spacious doubles. The principal bedroom, located at the front of the property, enjoys ample natural light and a peaceful outlook. The second bedroom, overlooking the rear, is equally generous and well-appointed. The third bedroom offers flexibility and would make an ideal nursery, home office, or single bedroom. All rooms are served by a sizeable family bathroom, complete with a separate shower enclosure and a full-sized bathtub—perfect for both quick mornings and leisurely evenings.



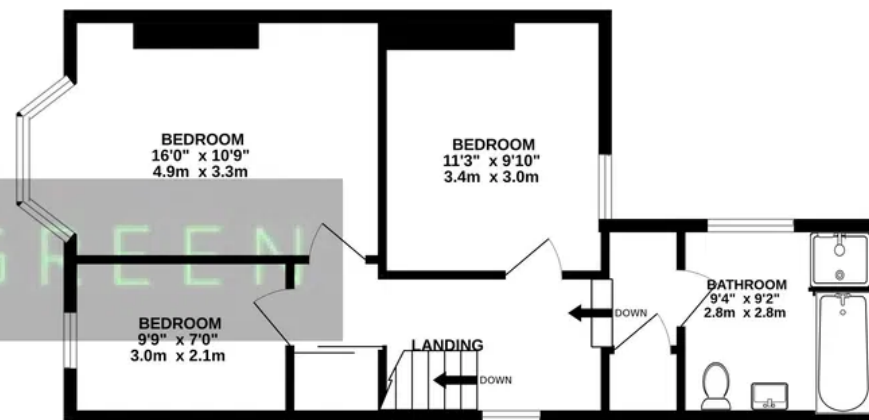
### **External Features**

The front of the property boasts a crafted brick façade, adding to its charm and curb appeal. With a front patio space. To the rear, the property benefits from a fully enclosed courtyard garden with side access. Designed for ease of maintenance, this outdoor space is well-suited for alfresco dining, potted plants, or additional storage needs.

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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88 Queen Street  
Newton Abbot  
Devon  
TQ12 2ET