



SIMPLY GREEN

**Gothic Road, Newton Abbot, TQ12 1LD**  
Newton Abbot

Guide Price  
**£260,000**





**Bedrooms: 3 | Bathrooms: 1**

- No Chain!
- The Perfect Project Property
- Semi-Detached Home
- Garage & Driveway
- 3 Bedrooms
- Perfect Family Home
- Good Sized Gardens
- Newly installed Kitchen Units
- Perfect Location
- Close To Local Amenities

**Property Type:** Semi Detached House

**Council Tax Band:** C

**Tenure:** Freehold

This well-positioned semi-detached home, located just a short distance from Newton Abbot town centre and backing onto the scenic Wolborough Hill fields, is available with no onward chain. The property offers versatile living space, including three bedrooms, a living room, dining room, sunroom, kitchen, and bathroom. Externally, there is a long driveway, a detached garage, and a tiered rear garden. This property presents a fantastic opportunity for anyone looking to design their own perfect home.











## Accommodation

Entry to the home is via a porch, featuring a front-facing obscure glazed window, tiled flooring, and a wall-mounted gas boiler. A further obscure glazed window and a separate obscure wooden glazed door provide access into the main entrance hallway, where stairs rise to the first floor and an understairs storage cupboard is located. From the hallway, a wooden framed obscure glazed door leads into the kitchen, which benefits from a uPVC double glazed window overlooking the rear aspect. The kitchen open plan with the dining space. You will find the kitchen fitted with a one and a half bowl sink unit set into squared worktops, and a range of base units, drawers, and matching wall-mounted cupboards. With integrated oven and hob.

The kitchen opens up to dining space. The living room enjoys views towards Highweek Church through a uPVC double glazed window and includes a fitted open fireplace with built-in shelving to the side. Adjacent to the dining room, an open archway leads to the sunroom, which is fitted with uPVC double glazed windows offering views over the rear garden. A uPVC double glazed door with side panels opens directly out to the garden.

## First Floor Accommodation

Upstairs, the landing provides access to an insulated loft via a drop-down ladder and includes a uPVC double glazed window to the side aspect. There are three bedrooms on this level. The primary bedroom, located at the front of the house, is a spacious double room with a uPVC double glazed window offering far-reaching views across Newton Abbot and towards Dartmoor. The second bedroom is also a double room, set at the rear, with a uPVC double glazed window overlooking the rear garden and Wolborough fields. It includes a fitted double wardrobe, shelving, and overhead cupboards. The third bedroom is a well-proportioned single room with a uPVC double glazed front window and a built-in single wardrobe, drawers, and overhead storage. Completing the accommodation is the family bathroom, featuring a uPVC double glazed window, part tiled and timber panelled walls, a panelled bath with telephone-style shower attachment, wash hand basin, WC, and an airing cupboard housing the hot water cylinder and timber shelving.

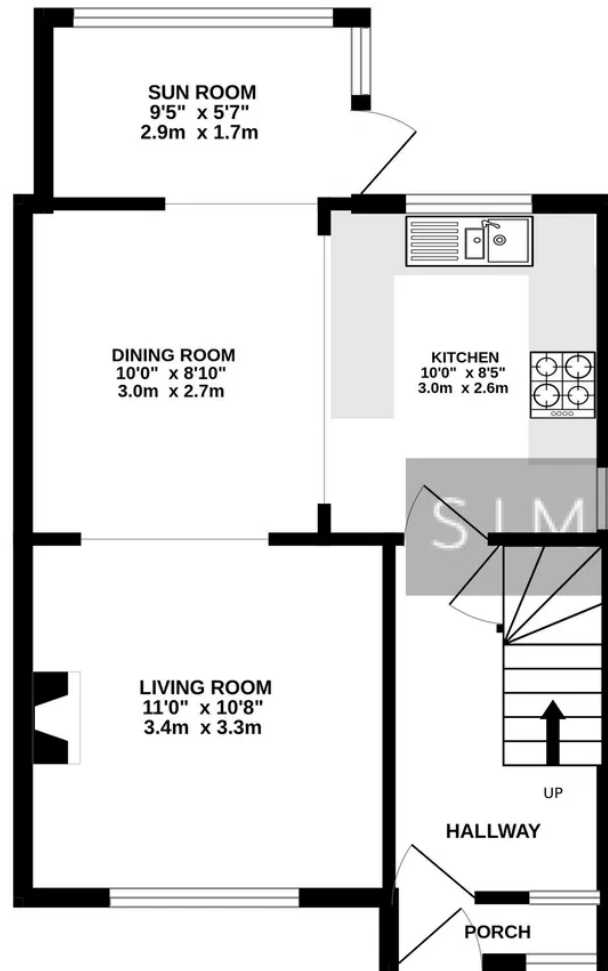
## Outside

At the front, a sloping hardstanding driveway leads to a pair of wooden gates, beyond which the driveway continues to a detached single garage. The area is bordered with timber fencing and features external lighting. From the lower driveway, a set of steps with planted borders leads to a raised paved patio area, surrounded by mature hedging. The rear garden is arranged over several levels, beginning with a paved patio area with an outside tap and access into the sunroom via a uPVC double glazed door. A wooden framed obscure glazed door also leads into the kitchen. The detached garage is accessible via double doors and benefits from power and lighting. Stone steps lead up to a lawned garden area, well-stocked with shrubs, plants, and mature hedging. Another patio area is found further up, and a paved side pathway leads to a timber gate offering direct access to the adjoining fields.

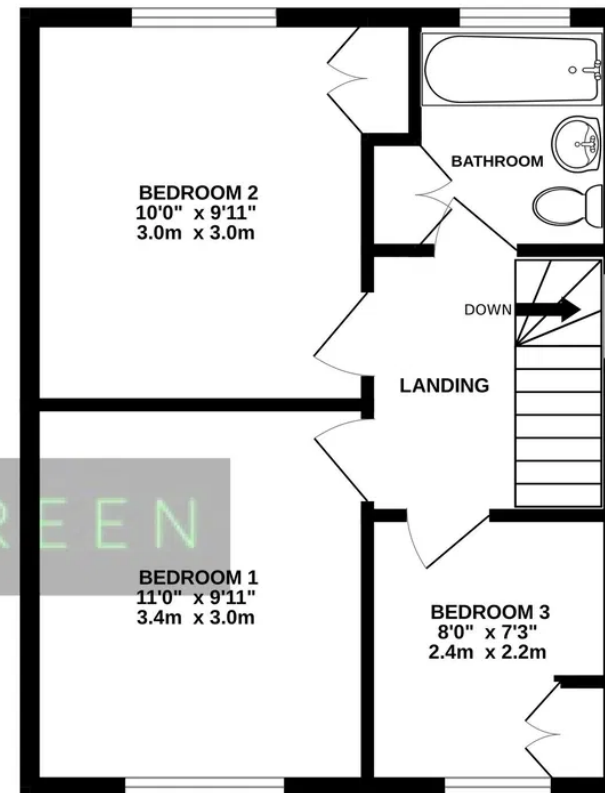




## GROUND FLOOR



## 1ST FLOOR





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