

SIMPLY GREEN

**Bushell Road, Newton Abbot, TQ12 1SP**  
Newton Abbot

Guide Price  
**£255,000**





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

- No Chain!!
- Three Large Living Spaces
- Utility / W/C
- Three Well Proportioned Bedrooms
- Family Bathroom
- Expansive Rear Garden
- Ample Driveway Parking
- EV Charger
- Bright & Airy Throughout
- Close To Local Amenities

**Property Type:** Semi Detached House

**Council Tax Band:** B

**Tenure:** Freehold



A Well-Presented No Chain, Three-Bedroom Home in a Sought-After Location. Situated on the ever-popular Bushell Road, this attractive three-bedroom property offers the perfect blend of space, convenience, and comfort. Ideally positioned within close proximity to the town centre and a wide range of local amenities, it presents an ideal opportunity for buyers looking to enjoy a central yet residential setting. The ground floor features an expansive open-plan layout, comprising a generous lounge, dining area, and a well-appointed kitchen set within a rear extension—perfect for both everyday living and entertaining. Upstairs, the home continues to impress with three well-proportioned bedrooms, complemented by a modern family bathroom. The property benefits from driveway parking and large rear garden. With its desirable location and versatile living space, this property represents an excellent opportunity not to be missed.









### Ground Floor Accommodation

Upon entering the property, you are welcomed into a bright entrance hall featuring a staircase to the first floor and access into the main living areas. The lounge offers an impressive open-plan space, beautifully enhanced by dual aspect windows that flood the room with natural light. A charming feature fireplace adds character to the room, while an under-stairs cupboard provides convenient storage. Adjoining the lounge is a generously sized dining area, ideal for family meals or entertaining. Just off the dining room is a practical utility/WC, which includes space and plumbing for both a washing machine and a condenser tumble dryer, along with a frosted window for privacy and ventilation. Continuing through to the kitchen, you'll find another expansive and versatile area, with fitted cabinetry along the left and rear walls, offering ample storage and preparation space. There is also room for an island or an informal dining table. The kitchen benefits from a bright and airy ambiance, thanks to a double-glazed window and French doors that open out to the rear, seamlessly connecting the indoor and outdoor spaces.

### First Floor Accommodation

Upstairs, the property offers three spacious bedrooms and a beautifully updated shower room. The main bedroom is generously sized, with large UPVC window allowing in a lot of natural light. The second bedroom enjoys is also a good sized space with a view over the rear garden. The third bedroom is flexible in use—ideal for accommodating guests, children, or as a dedicated workspace. The bathroom features a practical three-piece suite, including a bathtub with overhead shower, a wash basin, and a WC. White tiling surrounds the bath area, giving the room a clean and timeless look, while the overall layout and natural light contribute to a bright and open atmosphere.

### External Features

To the front of the property, a generously sized driveway provides ample off-road parking with EV charging point, complemented by a neat front garden. This attractive frontage also offers a welcoming approach to the main entrance. The rear garden is a substantial and versatile outdoor space, ideal for both relaxation and entertaining. Directly outside the French doors, a paved patio area offers the perfect setting for alfresco dining or enjoying a morning coffee. Beyond the patio, a well-maintained lawn provides plenty of space for children to play or for gardening enthusiasts to personalise. At the far end of the garden, a charming wooden outhouse offers flexible use—whether as a workshop, storage solution, or a cosy retreat to enjoy the garden year-round, even in the colder months.

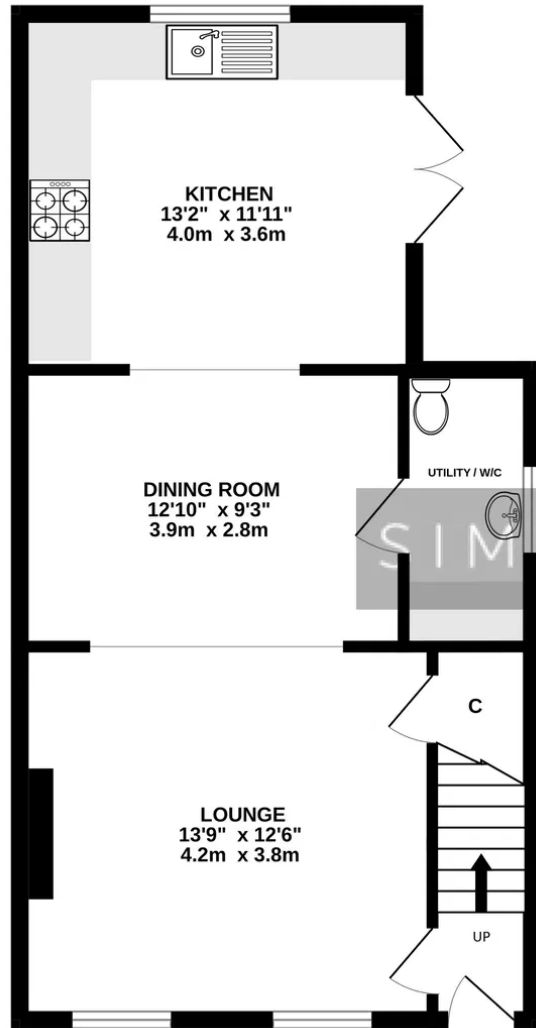
### Agents Note

Some properties in this area were originally constructed using concrete methods. Many have since been improved and upgraded by the addition of external brick walls, creating a cavity. Prospective purchasers are advised to instruct their surveyor to confirm the exact construction type of this property. If purchasing with a mortgage, buyers should ensure their chosen lender is prepared to lend on properties of the identified construction type.

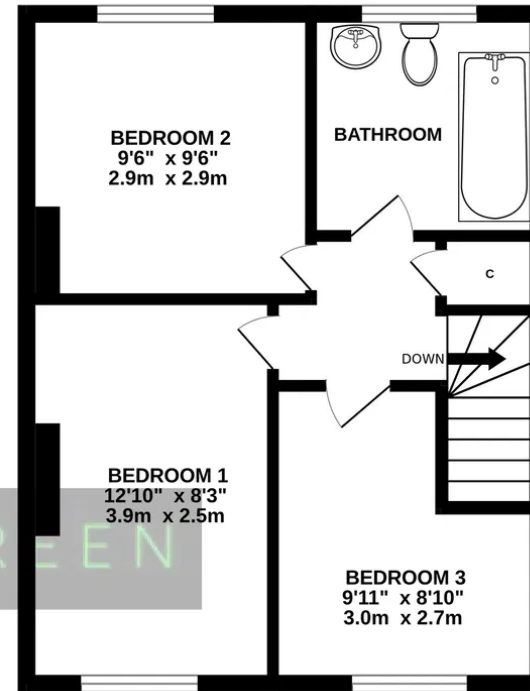




GROUND FLOOR



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

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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